

**NOTICE OF PUBLIC HEARING
HUMBOLDT COUNTY PLANNING COMMISSION**

On **Thursday, November 2, 2023**, at **6:00 p.m.**, or as soon thereafter as the matter can be heard, the Humboldt County Planning Commission will hold a public hearing in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California, and virtually via Zoom to consider the matter listed below.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

Listen or Watch the live stream of the Planning Commission Meeting in three ways:

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 channel 10

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

Participate in the public comment period of the meeting in the following three ways:

1. **In Person:** Any person may appear and present testimony in regard to this matter at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.
2. **Via Computer as an attendee:** To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. **If you encounter any issues, please use the call-in option below.**
3. **Via phone call using cellphone or landline:** When the Planning Commission meeting begins, call in to the conference line. When the Planning Commissioner starts to discuss the item you wish to comment on, **Press *9 to raise your hand**. When you are called upon to speak, you will be prompted to unmute your mic, press ***6 to unmute**.

PUBLIC COMMENT PRIOR TO THE MEETING:

Public comments may be submitted via email to Planningclerk@co.humboldt.ca.us. Please provide the project title, record or case number and date of the hearing. The deadline for submitting written comments is **12:00 p.m. Wednesday, November 1, 2023**. After the deadline, written comments may be submitted to the commission in person during the meeting. Verbal comments may be made in person, or on zoom. Comments received after the agenda is posted on **Friday, October 27, 2023**, can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>, and will be included with the administrative record. If you do not have access to email, contact the planning clerk at 707-267-9409. Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.

Valadao – Major Subdivision; McKinleyville area; Record Number PLN-2021-17560 (filed 12/22/2021); Assessor’s Parcel Number: 510-381-021-000. A Major Subdivision of an approximately 2.47 acre parcel into 17 parcels. The parcel is currently developed with a single-family residence which will be sited on its own parcel along with shared parking facilities, a laundry building, and a storage building and accessory dwelling unit. An existing detached garage and two other outbuildings are proposed to be removed. A Planned Development Permit is also being requested to allow for clustered development of approximately 61 units, and to allow for shared parking facilities, reduced setbacks from interior lot lines, reduced lot size, and a reduced road right-of-way width. The proposed development includes three different housing types: thirty-two (32) one-bedroom units and twenty-four (24) two-bedroom townhouse units configured in a four-plex fashion, and four (4) single-family dwelling units. A Conditional Use Permit is requested to allow four (4) of the proposed parcels to host single-family dwelling units. The site will be served with community water and sewer provided by the McKinleyville Community Services District. The project is consistent with the development density established by an existing general plan for which an EIR was certified, and a determination that no further environmental review is required is being made pursuant to section 15183 of the State CEQA Guidelines. The property proposed for subdivision is located in the McKinleyville area, bound by Pickett Road on the north side and Gwin Road on the south side, approximately 0.25 miles east of the intersection of Pickett Road with Central Avenue, on the property known as 1820 Pickett Road. Specific questions regarding this project can be directed to Steven Lazar, Senior Planner at (707)268-3741 or via email at slazar@co.humboldt.ca.us

Consistent with the above instructions for public comment, any person may appear and present testimony regarding this matter during the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing. The Planning Commission’s decision will become effective if an appeal is not filed within the appropriate filing period. An appeal may be filed by any aggrieved person who has testified in person or in writing on the project and must be submitted in writing with the required fees to the Planning Division of the Humboldt County Planning and Building Department at 3015 H Street, Eureka, California 95501, before the end of the appeal period. If appealed, the decision will not become effective until the appeal is resolved.

General questions regarding the Planning Commission, the permit process, submission of materials and other information not specific to this project may be obtained from the Planning Division of the Humboldt County Planning and Building Department, 3015 H Street, Eureka, California 95501, or email planningclerk@co.humboldt.ca.us. Telephone (707) 267-9409.

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 707-267-9409 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.

Humboldt County Planning Commission
October 18, 2023

**PUBLIC NOTICE
HUMBOLDT COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING**

On **Tuesday, January 9, 2024 at 9:00 a.m.**, or as soon thereafter as the matter can be heard, the Humboldt County Board of Supervisors will hold a public hearing in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California, and virtually via Zoom to consider the matter listed below.

Zoom Meeting ID and Access:

Further instructions on how to access the Zoom meeting can be found when the agenda is posted on Friday, January 5, 2023, by using the following link:

<https://humboldt.legistar.com>

Email Public Comment:

To submit public comment to the Board please email cob@co.humboldt.ca.us, provide your name and the agenda item number(s) 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.

Appeal of Valadao Major Subdivision, Planned Development Permit, Conditional Use Permit, and Parking Exception Petition; McKinleyville area; Record Number PLN-2021-17560-APPEAL (filed 11/29/2023); Assessor's Parcel Number: 510-381-021-000. An Appeal of PLN-2021-17560, a 19-lot subdivision and proposed multi-family Planned Unit Development approved by the Planning Commission on November 16, 2023. The appeal was filed by the Coalition for Responsible Housing and contends that the Planning Commission's decision to approve the project was not in accord with the standards and regulations of the zoning ordinances. The appellant is asking that the Board of Supervisors overturn the decision of the Commission and deny the project. The appeal provisions of section 312-13.4 of the zoning code require the first hearing on an appeal begin within thirty working days of the date filed. The appellant and applicant are requesting that the Board not take action on the appeal at the January 9th meeting and continue the matter to their meeting of January 23, 2024, and hold the public hearing on that date. The applicant is expected to present some revisions to the project during the appeal hearing and is requesting that the Board approve a permit for Design Review during consideration of the appeal and proposed project revisions. The approved project involves a major subdivision of an approximately 2.47-acre parcel into 19 parcels. The property is currently developed with a single-family residence which will be sited on its own parcel along with shared parking facilities, a laundry building, and a storage building and accessory dwelling unit. An existing detached garage and two other outbuildings are targeted for removal. A Planned Development Permit was approved for clustered development of approximately 61 units, and to allow for shared parking facilities, reduced setbacks from interior lot lines, reduced lot size, and a reduced road right-of-way width. The planned development planned includes three different housing types: thirty-two (32) one-bedroom units and twenty-four (24) two-bedroom townhouse units configured in a four-plex fashion, and four (4) single-family dwelling units. A Conditional Use Permit was granted to allow four (4) of the proposed parcels to host single-family dwelling units. The Commission also approved an exception to allow a lower number of off-street parking spaces than the minimum required by the zoning code. The site will be served with community water and sewer provided by the McKinleyville Community Services District. In approving the project, the Planning Commission determined that the proposal is consistent with the development density established by an existing general plan for which an EIR was certified, and that further environmental review is not required, provided for under section 15183 of the State CEQA Guidelines. The project is located on property in the McKinleyville area, bound by Pickett Road on the north side and Gwin Road on the south side, approximately 0.25 miles east of the intersection of Pickett Road with Central Avenue, on the property known as 1820 Pickett Road. Specific questions regarding this project can be directed to Steven Lazar, Senior Planner at (707)268-3741 or via email at slazar@co.humboldt.ca.us

Consistent with instructions for public comment noted above, any person may appear and present testimony in regard to this matter at or before the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors, at, or prior to, the public hearing.

Documentation to be filed on this matter for the official record is to be submitted to the Clerk of the Board of Supervisors, by noon on **Tuesday, January 2, 2023**, for the documents to be placed in the Board's hearing packets. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.

Humboldt County Board of Supervisors
Kathy Hayes, Clerk of the Board
December 22, 2023

**PUBLIC NOTICE
HUMBOLDT COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING**

On **Tuesday, January 23, 2024 at 9:00 a.m.**, or as soon thereafter as the matter can be heard, the Humboldt County Board of Supervisors will hold a public hearing in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California, and virtually via Zoom to consider the matter listed below.

Zoom Meeting ID and Access:

Further instructions on how to access the Zoom meeting can be found when the agenda is posted on Friday, January 19, 2024, by using the following link:

<https://humboldt.legistar.com>

Email Public Comment:

To submit public comment to the Board please email cob@co.humboldt.ca.us, provide your name and the agenda item number(s) 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.

Appeal of Valadao Major Subdivision, Planned Development Permit, Conditional Use Permit, and Parking Exception Petition; McKinleyville area; Record Number PLN-2021-17560-APPEAL (filed 11/29/2023); Assessor's Parcel Number: 510-381-021-000. An Appeal of PLN-2021-17560, a 19-lot subdivision and proposed multi-family Planned Unit Development approved by the Planning Commission on November 16, 2023. The appeal was filed by the Coalition for Responsible Housing and contends that the Planning Commission's decision to approve the project was not in accord with the standards and regulations of the zoning ordinances. The appellant is asking that the Board of Supervisors overturn the decision of the Commission and deny the project. The appeal provisions of section 312-13.4 of the zoning code require the first hearing on an appeal begin within thirty working days of the date filed. The appeal is initially scheduled to be heard at the January 9, 2024 Board of Supervisors meeting however both the appellant and applicant have requested that the Board not take action on the appeal at that meeting and instead continue the matter to their meeting of January 23, 2024, and hold the public hearing on that date. The applicant is expected to present some proposed revisions to the project during the appeal hearing. During consideration of the appeal and proposed project revisions, the applicant has requested that the Board approve a permit for Design Review as well as an Exception to the Solar Access provisions of the subdivision regulations. The approved project involves a major subdivision of an approximately 2.47-acre parcel into 19 parcels. The property is currently developed with a single-family residence which will be sited on its own parcel along with shared parking facilities, a laundry building, and a storage building and accessory dwelling unit. An existing detached garage and two other outbuildings are targeted for removal. A Planned Development Permit was approved for clustered development of approximately 61 units, and to allow for shared parking facilities, reduced setbacks from interior lot lines, reduced lot size, and a reduced road right-of-way width. The planned development planned includes three different housing types: thirty-two (32) one-bedroom units and twenty-four (24) two-bedroom townhouse units configured in a four-plex fashion, and four (4) single-family dwelling units. A Conditional Use Permit was granted to allow four (4) of the proposed parcels to host single-family dwelling units. The Commission also approved an exception to allow a lower number of off-street parking spaces than the minimum required by the zoning code. The site will be served with community water and sewer provided by the McKinleyville Community Services District. In approving the project, the Planning Commission determined that the proposal is consistent with the development density established by an existing general plan for which an EIR was certified, and that further environmental review is not required, provided for under section 15183 of the State CEQA Guidelines. The project is located on property in the McKinleyville area, bound by Pickett Road on the north side and Gwin Road on the south side, approximately 0.25 miles east of the intersection of Pickett Road with Central Avenue, on the property known as 1820 Pickett Road. Specific questions regarding this project can be directed to Steven Lazar, Senior Planner at (707)268-3741 or via email at slazar@co.humboldt.ca.us

Consistent with instructions for public comment noted above, any person may appear and present testimony in regard to this matter at or before the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public

hearing described in this notice, or in written correspondence delivered to the Board of Supervisors, at, or prior to, the public hearing.

Documentation to be filed on this matter for the official record is to be submitted to the Clerk of the Board of Supervisors, by noon on **Tuesday, January 16, 2024**, for the documents to be placed in the Board's hearing packets. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.

Humboldt County Board of Supervisors
Kathy Hayes, Clerk of the Board
January 5, 2024