



COUNTY OF HUMBOLDT

For the meeting of: 6/27/2024

File #: 24-1043

To: Planning Commission

From: Planning and Building Department

Agenda Section: Public Hearing

SUBJECT:

Draft Tiny House Village Ordinance and Draft Emergency Housing Village Ordinance
Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2021-17304
Unincorporated Humboldt County.

The Tiny House Village Ordinance will amend the zoning code to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as a type of multifamily dwelling. Tiny house villages can also include Dependent Unit Villages defined as a grouping or clustering of three or more sleeping units with central sanitary, cooking, and dining facilities.

The Emergency Housing Village Ordinance will address the need for emergency housing by allowing a broad range of housing types for occupancy during an active shelter crisis declaration. This ordinance amends the zoning regulations and creates provisions to allow for new housing configurations (Emergency Housing Villages including Alternative Lodge Parks and Emergency Dependent Unit Villages) as permitted housing types.

RECOMMENDATION(S):

That the Planning Commission take the following actions:

1. Adopt resolutions (Resolution 24-__) [Attachment 1] recommending that the Humboldt County Board of Supervisors take the following actions:
 - a) Find that the proposed Inland and Coastal Tiny House Village Ordinance is exempt from CEQA pursuant to section 15061(b)(3) of CEQA Guidelines; and
 - b) Find that the proposed Inland and Coastal Tiny House Village Ordinance is consistent with the General Plan or Local Coastal Plan.
 - c) Adopt the Inland Tiny House Village Ordinance adding sections 314-62.3 and 314-62.4, amends the tables in sections 314-2.1, 314-2.2, 314-2.4, 314-6.1, 314-6.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, 314-9.2, and amends sections 314-139 and 314-155 in Chapter 4 of

Division 1 of Title III of the County Code for the inland areas of the County. [Attachment 2]

- d) Adopt the Coastal Tiny House Village Ordinance adding sections 313-62.3, 313-62.4, amends the tables in sections 313-6.2, 313-6.3 and amends sections 313-139 and 313-155 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County. [Attachment 3]

2. Adopt resolutions (Resolution 24-___) [Attachment 4] recommending that the Humboldt County Board of Supervisors take the following actions;

- a) Find that the proposed Inland and Coastal Emergency Housing Village Ordinance is exempt from CEQA pursuant to section 15061(b)(3) of CEQA Guidelines; and
- b) Find that the proposed Inland and Coastal Emergency Housing Village Ordinance is consistent with the General Plan or Local Coastal Plan, and state law.
- c) Adopt the Inland Emergency Housing Village Ordinance adding section 314-62.5, amends the tables in sections 314-2.1, 314-2.2, 314-2.4, 314-3.2, 314-3.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, 314-9.2, and amends sections 314-136 and 314-140 in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County. [Attachment 5]
- d) Adopt the Coastal Emergency Housing Village Ordinance adding sections 313-62.5 amends the tables in sections 313-6.2, 313-6.3, and amends sections 313-136 and 313-140 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County. [Attachment 6]

DISCUSSION:

Executive Summary:

The original proposed ordinance that was taken to the Planning Commission hearing for a Public Workshop included a combined draft of the currently proposed Tiny House Village Ordinance and Emergency Housing Village Ordinance. After conducting the Public Workshop and receiving comments, it became apparent that there was a general misunderstanding around what the intent was for the original draft ordinance. It was then decided that a second workshop would be held in order to allow further communications with the public and to inform them on the plan forward of separating out the two main sections of the ordinance (the now proposed Tiny House Village Ordinance and Emergency Housing Village Ordinance).

The proposed Tiny House Village Ordinance amends the zoning regulations to allow for new housing configurations, Tiny House Villages (including tiny homes or moveable tiny homes) and Dependent Unit Villages, within areas that are zoned for multi-family dwellings as principally permitted, and in other zones that may be appropriate with a Use Permit. The intent of the Tiny House Village Ordinance is to encourage housing diversity and the expansion of lower cost housing developments in Humboldt County.

The proposed Emergency Housing Village Ordinance amends the zoning regulations to allow for new housing configurations, Emergency Dependent Unit Villages and Alternative Lodge Parks. The intent of the Emergency Housing Village Ordinance is to allow for the use or creation of emergency housing with less stringent building standards and to be specifically used for persons experiencing homelessness.

Introduction

The proposed Tiny House Village Ordinance will address the following items included in the 2019 Housing Element:

- 1. Policy H-P31. Allowance for Tiny House Villages:** The County shall improve housing diversity and encourage development of new low-cost housing by amending the Zoning Regulations to allow tiny house villages as a type of multifamily dwelling allowed in zoning districts that allow other residential dwellings of the same type, and specify development and performance standards to protect public health and safety.
- 2. Implementation Measure H-IM40. Allowance for Tiny House Villages:** The County shall amend the Zoning Regulations to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as multifamily dwellings, and shall be permitted by right in all zones that allow multifamily dwellings. A grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multifamily dwellings. Tiny house villages shall meet objective development and performance standards to protect public health and safety, including density of occupation, setbacks, buffers and screening, lighting, and off-street parking.

The proposed Emergency Housing Village Ordinance will address the following items included in the 2019 Housing Element:

- 1. Implementation Measure H-IM40. Allowance for Tiny House Villages:** The County shall amend the Zoning Regulations to allow a grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multifamily dwellings.
- 2. Implementation Measure H-IM58. Alternative Lodge Park.** Amend the Zoning Regulations to include provisions for Alternative Lodging Park (ALP) as an enumerated use subject to a use permit. An ALP would provide spaces for temporary or permanent occupancy that are flexible allowing a broad range of housing types. The range of allowable dwelling types including manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses and temporary camping facilities.
 - Siting standards to include the requirement for connection to commercial wastewater and water systems. The ALP standards will specify zoning districts where an ALP may be sited and the minimum parcel size. Standards for space size, internal

circulation, buffer zones and screening devices, open space/recreational facilities and additional common buildings, etc. will be specified.

- The maximum units per acre for any park will be determined by the Planning Commission based on site conditions.

The Original Draft Tiny House Village & Emergency Housing Village Ordinance

The original proposed ordinance that was taken to the Planning Commission hearing for a Public Workshop included a combined draft of the currently proposed Tiny House Village Ordinance and Emergency Housing Village Ordinance (the draft Tiny House Village & Emergency Housing Village Ordinance). The draft Tiny House Village & Emergency Housing Village Ordinance included two main sections: one section dedicated to tiny house villages (including tiny homes or moveable tiny homes) which would require the structures to meet standard residential building code for permanent occupancy, and another section dedicated to emergency housing villages (dependent unit villages and alternative lodge parks) which would be permitted as emergency housing under California building code, and would only be allowable during an active shelter crisis declaration.

Initially, when looking into the existing California Building Standards Code (CBSC) regarding dwelling units, California Residential Code (CRC) defines a dwelling unit as “including permanent provisions for living, sleeping, eating, cooking and sanitation.” At the time it was thought that the only viable route of permitting a dwelling unit that is dependent on common facilities for cooking and sanitation was through state provisions for emergency housing. After further research it was found that there are alternative ways to permit dependent unit structures under standard CRC, discussed more below under ***The Current Proposed Tiny House Village Ordinance***.

As well, some of the housing types that are listed in H-IM58 for ALPs are only allowed to be temporarily occupied or occupied as emergency housing during an active shelter crisis declaration (recreational vehicles, travel trailers and temporary camping facilities including: yurts, tents and membrane structures). The section for emergency housing villages in the original draft ordinance was developed in order to allow for dependent units in a Dependent Unit Village and a broad range of other housing types in an ALP under state building standards for emergency housing. The reduced building requirements would also make the units lower cost to develop. The intent of the original Tiny House Village & Emergency Housing Village Ordinance was to allow new diverse housing types in the Humboldt County Code that would be low-cost housing developments.

First Tiny House Village & Emergency Housing Village Workshop

During the first Public Workshop held on April 18, 2024, there was a general misunderstanding regarding the intent of the original draft ordinance. A majority of public comments received included concerns with how the provisions would address homelessness and create affordable housing. It was therefore decided that the next rendition of the ordinance would separate out the two main sections for tiny house villages and emergency housing villages into two ordinances to clearly define the intent

for each ordinance.

Other comments that were received on the original draft ordinance included the following:

- What is the county's role in collaboration with grants and non-profits? (This was discussed more at the second workshop.)
- Is the county utilizing the Shelter Crisis Act to allow alternative building standards?
- Who can participate and who will own the land?
- Density cap is too restrictive.
- Parking, toilet, and shower requirements are too high.
- Allowances for creative alternative sewer and power sources. (Composting toilets are currently allowed by the Department of Environmental Health but are only allowed for owner-occupied single-family dwellings.)
- Requirements to comply with the California Department of Housing and Community Development (HCD) regulations for Mobilehome Parks and Special Occupancy Parks. (Tiny Homes and moveable tiny homes are not under HCD jurisdiction. Also, emergency housing does not require compliance with the Mobilehome Parks Act or Special Occupancy Parks Act.)
- Allow for short-term stays (less than 30 days).
- Allowance on AG and TPZ zones in rural areas. (This would require an amendment of the General Plan to allow these designated uses in these zones.)
- Requirements for an SP or CUP in Community Planning Areas.
- Curb appeal and design standard requirements.

In response to the draft ordinance and public comments received, the following requests were made by some of the Planning Commissioners to be included in the second rendition of the ordinance:

- Limit non-profit ownership sites to charging only 25-30% of income. (This was discussed and was found to be a complicated requirement and burdensome to enforce due to changing income from month to month.)
- Policies to allow for self-management.
- Tenant rights and management policies.
- Remove density requirement and reduce parking requirement. (Discussed more in ***The Current Proposed Tiny House Village Ordinance*** below.)
- Include the allowance of yurts and cars in Alternative Lodge Parks.
- Require support facilities for transitional housing. (Support facilities are already required for transitional and supportive housing by the state.)
- More allowances for rural areas. (These developments are proposed to be allowed in all of Humboldt County including rural areas.)
- A grandfather clause for existing sites.
- Include alternatives. (Discussed more below.)
- Conduct a second public workshop to discuss further with interested parties.

Second Tiny House Village & Emergency Housing Village Workshop

A second Public Workshop was held on May 13, 2024, at the Agricultural Center in Eureka and was a hybrid meeting allowing attendance in person or virtually through Microsoft Teams. An email was sent to all members of the public who submitted comments at the first workshop, a Press Release was published in the paper, a Flyer for the event was posted on the County's social media pages, and information was updated on the Planning & Building Department's webpage dedicated to the proposed ordinance(s). A presentation was given at the second workshop to discuss some of the issues with the original draft ordinance, some of the comments received, the plan and reason for separating out the ordinance into two, and potential alternatives that could be included in the second draft of the proposal. The second workshop was recorded and uploaded to the County's YouTube page and webpage dedicated to the ordinance(s).

The Current Proposed Tiny House Village Ordinance

The proposed Tiny House Village Ordinance amends the zoning regulations to allow for new housing configurations, Tiny House Villages (including tiny homes or moveable tiny homes) and Dependent Unit Villages, within areas that are zoned for multi-family dwellings as principally permitted, and in other zones that may be appropriate with a Use Permit. The allowable residential zones for these types of development included zones that have a land use designation of Residential Medium and Residential Low at a density no greater than allowed by the General Plan. The intent of the Tiny House Village Ordinance is to encourage housing diversity and the expansion of lower cost housing developments in Humboldt County.

The proposed ordinance does not include a minimum requirement for parcel size in order to reduce the limitations on available sites for development. A density requirement of twenty (20) units per acre was included for **Tiny House Villages**, which does limit the number of dwelling units on a single parcel. Comments received on the original draft ordinance included that the 20 unit per acre density limit was too restrictive, and other concerns were expressed regarding the affordability of the units in a Tiny House Village. In response to these comments, we have added language for density bonus options in the ordinance. With a density bonus approved through the existing provisions of Humboldt County Code (HCC) Section 314-112 **Residential Density Bonus and Other Developer Incentive**, a developer could go above the 20 unit per acre limit by allocating a percentage of units strictly for low-income, very low-income, senior citizen housing, or moderate-income; and would be eligible to receive incentives or concessions for doing so. An alternative was also provided (**Alternative 1**) for removing the density limit altogether, however, this is not recommended as it may allow for development that does not currently meet the standards within our General Plan and does not incentivize allocating units for low income.

All principally permitted Tiny House Villages require connection to public water and sewer. In areas where no public water and sewer is available, a Special Permit is required, and on-site wastewater and water supply systems that meet County Code and state requirements shall serve the Tiny House Village. These could include alternative systems so long as they meet the requirements and receive permits from the Department of Environmental Health (DEH). Additionally, it was decided that requiring access to the site on a Category 4 road with a Category 2 driveway with a minimum of 20

feet would be needed to allow for firetruck access. All sites will need to comply with setbacks, buffers and screening, and lighting requirements within the Humboldt County Zoning Code.

Other general standards and alternatives included in the ordinance (applied to both Tiny House Villages and Dependent Unit Villages) are as follows:

1. Shall not be rented for periods of less than 30 days in duration.
2. Shall have connection to grid power or renewable power source.
3. Each individual unit shall be assigned an address.
4. A minimum of one (1) parking space per unit shall be provided; for transitional housing a minimum of one (1) parking space per unit plus two (2) manager parking spaces; for senior citizen housing a minimum of one (1) parking space for every two (2) units or a parking space study shall be provided.
 - a. **Alternative 2a:** parking requirements may be reduced by 50% for sites within one half mile (1/2 mile) of a public transit stop.
 - b. **Alternative 2b** parking requirements may be reduced by 70% for sites containing one (1) bike rack per unit and is within one half mile (1/2 mile) of a public transit stop.
5. Shall have designated areas for enclosed trash, composting and recycling containers.
6. A minimum of 1,500 net square feet per 1-acre of Tiny House Village shall be provided for open space area.
 - a. **Alternative 3:** a minimum of 2,000 net square feet per 1-acre of Tiny House Village provided for open space, and up to 25% of that can be improved for common buildings (for recreation, workspace, storage, etc.).
7. Windows of one unit shall not be placed so that it provides a direct view into a neighboring unit.

Dependent Unit Villages are also proposed in the ordinance, which would allow for Dependent Sleeping Units without being fully equipped with bathroom and kitchen facilities but may include a bathroom. Dependent Unit Villages require common facilities to provide at a minimum, kitchen areas, toilets, showers and bathrooms with running water. In H-IM40 of the 2019 Housing Element, these Dependent Sleeping Units were called detached bedrooms. However, we did not want to restrict these units to only allow for “detached units,” but may also allow for units that are attached together in a new or existing structure with separate common facilities. These units could include tiny house or moveable tiny house structures.

No density limit was placed on Dependent Unit Villages, and they would be subject to limitations of the site. One “dwelling unit” under building code would consist of several Dependent Sleeping Units with separate provided common facilities as one (1) dwelling. These types of units would also not count towards density requirements in the General Plan.

Other general standards and alternatives included for Dependent Unit Villages in the ordinance:

1. Shall have a property manager responsible for providing routine maintenance of common

facilities.

2. If common bathroom facilities are required, they shall provide at least one (1) toilet for every two (2) Dependent Sleeping Units, and at least one (1) bathing facility for every four (4) Dependent Sleeping Units.
 - a. **Alternative 4:** If common bathroom facilities are required, they shall provide at least one (1) toilet for every four (4) Dependent Sleeping Units, and at least one (1) bathing facility for every six (6) Dependent Sleeping Units.
3. If common lavatories with running water are required, they shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.
4. A separate kitchen area shall be equipped and maintained as a common use kitchen. Refrigerated storage shall be provided for safe storage of food.

The Current Proposed Emergency Housing Village Ordinance

The proposed Emergency Housing Village Ordinance amends the zoning regulations to allow for new housing configurations, Emergency Dependent Unit Villages and Alternative Lodge Parks. The intent of the Emergency Housing Village Ordinance is to allow for the use or creation of emergency housing (utilizing emergency housing building exceptions) and would apply to any facility for persons experiencing homelessness for the duration of the shelter crisis.

Emergency Housing Villages shall be operated by a government agency, religious institution, nonprofit charitable organization, or private nonprofit organization; and no individual or household shall be denied shelter because of inability to pay. No ownership requirements were placed, and sites may include emergency shelters that are located on land owned or leased by the county, or city and county. The Shelter Crisis Declaration approved by the Humboldt County Board of Supervisors in February of 2018, pursuant to Government Code Chapter 7.8, Shelter Crisis Section 8698, allows the use of Emergency Housing building standards to be applied under this ordinance: California Building Code (CBC), Appendix P and CRC, Appendix AZ (Attachment 7). All units and facilities that do not meet the general CBSC standards would need to be removed within 90 days of the ineffective date of the shelter crisis declaration. Units and facilities that don't meet CBSC may also be improved to meet CBSC standard requirements under separate application(s) with the Planning & Building Department.

Other general standards and alternatives included in the ordinance (applied to both Emergency Dependent Unit Villages and Alternative Lodge Parks):

1. Connection to public water and sewer. (Emergency Dependent Unit Villages may allow for on-site wastewater or water systems with a Special Permit.)
2. Connection to grid power, an emergency generator or renewable source of power such as solar.
 - a. **Alternative 1:** Connection to grid power or renewable power source.
3. Located on a Category 4 road and a Category 2 driveway with a minimum width of 20 feet for firetruck access.
4. Units shall provide address numbers, letters, or other suitable means of identification.

5. No minimum parking requirements.
6. A minimum of 1,500 net square feet per 1-acre of Tiny House Village shall be provided for open space area.
 - a. **Alternative 2:** a minimum of 2,000 net spare feet per 1-acre of Tiny House Village provided for open space, and up to 25% of that can be improved for common buildings (for recreation, workspace or storage).
7. Common facilities providing, but not limited to, a shared kitchen area, and shared bathroom and sanitary facilities, supporting the Emergency Housing Villages are required.
8. **Alternative 3:** Use of onsite common facilities shall be limited exclusively to the occupants of the Emergency Housing Village, any personnel involved in operating the housing, and other emergency personnel.
9. Common bathroom facilities shall be provided with at least one toilet for every four (4) sleeping units, and at least one bathing facility for every eight (8) sleeping units.
10. Lavatories with running water shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.
11. Bathing facilities shall be provided with heating equipment which shall be capable of maintaining a temperature of 70 degrees F (21.0 degrees Celsius) within such facilities.
12. A separate kitchen area shall be equipped and maintained as a common use kitchen. Refrigerated storage shall be provided for safe storage of food.
13. Shall have a property manager who shall be responsible for providing routine maintenance to the common facilities.

Emergency Dependent Unit Villages are allowed within areas that are zoned for multi-family dwellings as principally permitted, and in other zones that may be appropriate with a Use Permit. Emergency Dependent Unit Villages would have dependent units (called Emergency Sleeping Cabins), and are required to provide common facilities including, but not limited to, kitchen areas, toilets, showers and bathrooms with running water. Dependent units are defined in CRC, Appendix AZ as “emergency housing not equipped with a kitchen area, toilet, and sewage disposal system.” Emergency Sleeping Cabins in a Dependent Unit Village are required to adhere to CRC, Appendix AZ, Section AZ104 minimum standards for Emergency Sleeping Cabins. The parking area for an Emergency Sleeping Cabin shall include a compacted structural base capable of supporting the weight of the Emergency Sleeping Cabin.

Alternative Lodge Parks would provide spaces for occupancy that are flexible allowing a broad range of housing types as emergency housing. The range of allowable housing types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses, cars and temporary camping facilities (tents, yurts and membrane structures). The allowance for an Alternative Lodge Park would require state emergency housing standards in order to allow recreational vehicles, travel trailers, cars and temporary camping facilities (tents, yurts and membrane structures). H-IM50 of the 2019 Housing Element states that these spaces be for temporary or permanent occupancy, but these units would not technically be allowed as permanent housing and would only be allowed to be

occupied during an active shelter crisis declaration. All Alternative Lodge Parks require a Conditional Use Permit and connection to public water and sewer. No minimum parcel size was sited, and the maximum number of units per acre will be determined by the Planning Commission based on site conditions. Spaces provided for sleeping units and internal circulation shall be sufficient space for emergency access ingress and egress.

One standard of the CRC, Appendix AZ Emergency Housing, was not included as a provision within the draft ordinance. Section AZ106 for *Tents and Membrane Structures* states that “a tent shall not be considered a suitable sleeping place when it is found necessary to provide heating facilities in order to maintain a minimum temperature of 50 degrees Fahrenheit within such tent during the period of occupancy.” As many of the urban areas within Humboldt County are located near the coast, minimum temperatures of 50 degrees Fahrenheit are not fully present during much of the year. The County has declared a Shelter Crisis due to the many people that are homeless and living on the streets, and many of which already sleep in tents. Because of this, it has been considered that making an exception to this provision would still protect public health and safety by providing sanitary bathroom and kitchen facilities to individuals already sleeping in tents without those facilities.

Grant Funding

The Tiny House Village Ordinance work has been funded by a Local Early Action Planning (LEAP) grant from the California Department of Housing and Community Development (HCD). LEAP provides funding to jurisdictions for the preparation and adoption of planning documents and process improvements that accelerate housing production, including increasing the mix of housing types and housing supply. To be eligible for the funds under the LEAP grant the Tiny House Village Ordinance will require approval by the Board of Supervisors no later than September 30, 2024.

Project Location: All unincorporated areas of Humboldt County, including the Coastal Zone.

Present General Plan Land Use Designation: All land use designations.

Present Zoning: All zoning districts.

Environmental Review: The proposed ordinances are exempt from environmental review under §15061(b)(3) of CEQA Guidelines, activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

State Appeal: This project is located in part within the Coastal Zone and is therefore appealable to the California Coastal Commission. Changes proposed to the Local Coastal Program (zoning ordinance provisions 313-62.3, 313-62.4, 313-62.5 and other sections of Chapter 3) must receive final certification from the California Coastal Commission before they become effective.

OTHER AGENCY INVOLVEMENT:

The project was referred to the following responsible agencies: Department of Public Works, Building Division, Department of Health & Human Services, CalFire, County Counsel and Department of Environmental Health. All responding agencies have either responded with no comment or have

made recommended changes to the proposed ordinances. All comments have been incorporated into the draft ordinances.

ATTACHMENTS:

1. Resolution No. 24-___ for the Inland and Coastal Tiny House Village Ordinance
2. Draft Inland Tiny House Village Ordinance
3. Draft Coastal Tiny House Village Ordinance
4. Resolution No. 24-___ for the Inland and Coastal Emergency Housing Village Ordinance
5. Draft Inland Emergency Housing Village Ordinance
6. Draft Coastal Emergency Housing Village Ordinance
7. California Building Code, Appendix P and California Residential Code, Appendix AZ
8. Public Comments

Please contact Megan Acevedo, Associate Planner, at Macevedo@co.humboldt.ca.us or 707-441-2634 if you have questions about this item.

ATTACHMENT 1

Resolutions of the Planning Commission of the County of Humboldt Making Findings Pursuant to CEQA and Recommending that the Draft Tiny House Village Ordinance(s) for both Inland and Coastal Jurisdictions be Adopted by the Humboldt County Board of Supervisors

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 24-_____**
Record Number PLN-2021-17304

Recommending that the Board of Supervisors make the required findings to adopt the Inland version of the Tiny House Village Ordinance.

WHEREAS, California Government Code Section 65850, et seq. authorizes counties to regulate land use, and to adopt and amend general plans and zoning and building ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

WHEREAS, Humboldt County initiated the zoning ordinance changes herein to implement its General Plan Housing Element, which through H-P31 and H-IM40 directs the County to amend the Zoning Regulations to improve housing diversity and encourage development of new low-cost housing to allow for tiny house villages as a type of multi-family dwelling in zoning districts that allow other residential dwellings of the same type; and

WHEREAS, Humboldt County initiated the zoning ordinance changes herein to implement its General Plan Housing Element, which directs the County to amend the Zoning Regulations to allow a grouping or clustering of three (3) or more detached bedrooms with central sanitary, laundry, cooking and dining facilities, shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multi-family dwellings as specified in H-IM40; and

WHEREAS, the Humboldt County Planning Commission held a Public Workshop on the Tiny House Village Ordinance on April 18, 2024, recommending that Staff incorporate specific alternatives and revisions to the draft ordinance on a basis of deliberations of the Commission and public comment received, and recommending Staff to hold a second Public Workshop; and

WHEREAS, on May 13, 2023, the Humboldt County Planning Division held a second Public Workshop to discuss the ordinance further with the public and the plan for the next rendition of the ordinance; and

WHEREAS, on Wednesday, June 12, 2024, the Planning Division caused to be published in the Eureka Times-Standard, a newspaper of general circulation in Humboldt County, a Notice of Public Hearing on the proposed zoning amendments regarding Tiny House Villages; and

WHEREAS, the Humboldt County Planning Commission held a public hearing on the Tiny House Village Ordinance on June 27, 2024.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

REQUIRED FINDINGS OF APPROVAL

I. Required Findings of Approval:

CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

1. FINDING: The proposed zoning amendment is exempt from environmental review.

- EVIDENCE:**
- a) The ordinance is exempt from environmental review under §15061(b)(3), activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.
 - b) The ordinance will not change the density requirements within the General Plan and will allow Tiny House Villages in zones that are already designated for multi-family dwellings, and in other zones that allow for similar use types. All Tiny House Villages are required to meet all other existing provisions within the Humboldt County Code protecting local resources and would therefore have no possibility for causing a significant effect on the environment.

PUBLIC INTEREST.

2. FINDING: Humboldt County Code Section 312-50.3.1, the Humboldt County General Plan, and state General Plan Law stipulate that amendments to the zoning code must be in the public interest. The proposed amendment is in the public interest.

- EVIDENCE:**
- a) The proposed ordinance would set development and performance standards for tiny house villages and create new permitting requirements in zones that allow for multi-family dwellings or similar types of housing developments. Proposed projects with connection to public water and sewer, and within zones that allow for multi-family dwellings would be principally permitted, while projects without connection to water and sewer, or within additional zones that allow for similar use types require discretionary review. The proposed ordinance advances the implementation measures, goals, policies, and standards identified in the Humboldt County General Plan Housing Element and is therefore in the public interest.

- b) The intent of the ordinance is to increase housing diversity and encourage the development of low-cost housing and is therefore in the public interest.

CONSISTENCY WITH THE GENERAL PLAN.

3. FINDING: Humboldt County Code Section 312-50.3.2 states that amendments to the Zoning Code must be consistent with the General Plan. The proposed Inland Tiny House Village Ordinance is consistent with the General Plan.

- EVIDENCE:**
- a) The Tiny House Village Ordinance implements the Housing Element. The proposed ordinance incorporates the Humboldt County General Plan's goals, policies and standards as directed in Policy H-P31. Policy H-P31 directs the County to improve housing diversity and encourage development of new low-cost housing by amending the Zoning Regulations to allow tiny house villages as a type of multi-family dwelling allowed in zoning districts that allow other residential dwellings of the same type and specify development and performance standards to protect public health and safety.
 - b) Implementation Measure H-IM40 directs the County to amend the Zoning Regulations to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as multi-family dwellings to be permitted by right in all zones that allow multi-family dwellings. A grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multi-family dwellings. Tiny house villages shall meet objective development and performance standards to protect public health and safety, including density of occupation, setbacks, buffers and screening, lighting, and off-street parking.
 - c) The ordinance will allow for principally permitted tiny house villages in residential zones that allow for multi-family dwellings, and with a use permit in other zones that allow for similar housing types. This ordinance will not change the density requirements of the General Plan.

CONSISTENCY WITH STATE PLANNING LAW.

4. FINDING: Humboldt County Code Section 312-50.3.4 requires any proposed amendment must not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law unless specific findings are made. The proposed amendment does not limit the number of housing units which may be constructed on an annual basis.

EVIDENCE: a) The Tiny House Village Ordinance does not reduce residential density for any parcel utilized by the Department of Housing and Community Development in determining compliance with housing element law.

The allowance of this use will not alter residential density of parcels within Humboldt County and therefore will not impact the residential density of Humboldt County.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law;
2. Adopt the required findings prepared by Planning Staff;
3. Adopt the Tiny House Village Ordinance amending the Zoning Regulations of the Inland Zoning Ordinance (Section 314 of Title III, Division 1, Chapter 4 of Humboldt County Code) as shown in Attachment 2 of this staff report;

The foregoing Resolution is hereby passed and adopted after review and consideration of all the evidence on **June 27, 2024**.

The motion was made by _____ and seconded by _____ and the following ROLL CALL vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

DECISION:

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

John H. Ford, Director
Planning and Building Department

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 24-_____
Record Number PLN-2021-17304**

Recommending that the Board of Supervisors make the required findings to adopt the Coastal version of the Tiny House Village Ordinance. The Coastal Tiny House Village Ordinance is still subject to certification from the California Coastal Commission before becoming an effective amendment.

WHEREAS, California Government Code Section 65850, et seq. authorizes counties to regulate land use, and to adopt and amend general plans and zoning and building ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

WHEREAS, the Humboldt County Planning Commission held a Public Workshop on the Tiny House Village Ordinance on April 18, 2024, recommending that Staff incorporate alternatives and revisions to the draft ordinance on a basis of deliberations of the Commission and public comment received, and recommending Staff to hold a second Public Workshop; and

WHEREAS, on May 13, 2023, the Humboldt County Planning Division held a second Public Workshop to discuss the ordinance further with the public and the plan for the next rendition of the ordinance; and

WHEREAS, on Wednesday, June 12, 2024, the Planning Division caused to be published in the Eureka Times-Standard, a newspaper of general circulation in Humboldt County, a Notice of Public Hearing on the proposed zoning amendments regarding Tiny House Villages; and

WHEREAS, the Humboldt County Planning Commission held a public hearing on the Tiny House Village Ordinance on June 27, 2024.

WHEREAS, pursuant to Sections 21080.5 and 21080.9 of the Public Resources Code and Sections 15250, 15251(f) and 15265 of the CEQA Guidelines, CEQA does not apply to the activities of a local government for the preparation and adoption of a Local Coastal Program. The certification of a Local Coastal Program Amendment by the California Coastal Commission is exempt from the requirement for preparation of EIRs, Negative Declarations, and Initial Studies because their process for environmental review has been certified by the Secretary of Resources as being the functional equivalent of the process required by CEQA; and

WHEREAS, the proposed LCP Amendment was developed to achieve consistency with the requirements of Government Code Section 65852.2, to meet the needs of County residents as determined through workshops and comments, and to incorporate recommendations of the California Coastal Commission through the upcoming LCP Amendment application process; and

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

Required Findings of Approval

I. Required Findings of Approval:

CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1. FINDING: The proposed zoning amendment is exempt from environmental review.

EVIDENCE: a) The ordinance is exempt from environmental review under §15061(b)(3), activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

b) The ordinance will not change the density requirements within the General Plan or Local Coastal Plans, will allow Tiny House Villages in zones that are designated for multi-family dwellings and in other zones that allow for similar use types. All Tiny House Villages are required to meet all other existing provisions within the Humboldt County Code and California Coastal Act protecting local resources and would therefore have no possibility for causing a significant effect on the environment.

c) Public Resources Code Section 21080.5 and 21080.9 and Sections 15250, 15251(f) and 15265 of the CEQA Guidelines identify that CEQA does not apply to the activities of a local government for the preparation and adoption of a Local Coastal Program, and therefore the County adoption of the LCP Amendment is statutorily exempt from environmental review. Approval of the LCP Amendment by the California Coastal Commission is the functional equivalent of the environmental review process required by CEQA and is still pending for PLN-2021-17304.

PUBLIC INTEREST

2. FINDING: Humboldt County Code Section 312-50.3.1, the Humboldt County General Plan, and state General Plan Law stipulate that amendments to the zoning code must be in the public interest. The proposed amendment is in the public interest.

- EVIDENCE:**
- a) The proposed ordinance would set development and performance standards for tiny house villages and create new permitting requirements in zones that allow for multi-family dwellings or similar types of housing developments. Proposed projects with connection to public water and sewer, and within zones that allow for multi-family dwellings would be principally permitted, while projects without connection to water and sewer, or within additional zones that allow for similar use types require discretionary review. The proposed ordinance advances the implementation measures, goals, policies, and standards identified in the Humboldt County General Plan Housing Element and is therefore in the public interest.
 - b) The intent of the ordinance is to increase housing diversity and encourage the development of low-cost housing and is therefore in the public interest.

CONSISTENCY WITH THE GENERAL PLAN

3. FINDING: Humboldt County Code Section 312-50.3.2 states that amendments to the Zoning Code must be consistent with the General Plan. The proposed Tiny House Village Ordinance is consistent with the General Plan.

- EVIDENCE:**
- a) The Tiny House Village Ordinance implements the Housing Element. The proposed ordinance incorporates the Humboldt County General Plan's goals, policies and standards as directed in Policy H-P31. Policy H-P31 directs the County to improve housing diversity and encourage development of new low-cost housing by amending the Zoning Regulations to allow tiny house villages as a type of multi-family dwelling allowed in zoning districts that allow other residential dwellings of the same type and specify development and performance standards to protect public health and safety.
 - b) Implementation Measure H-IM40 directs the County to amend the Zoning Regulations to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as multi-family dwellings to be permitted by right in all zones that allow multi-family dwellings. A grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multi-family dwellings. Tiny house villages shall meet objective development and

performance standards to protect public health and safety, including density of occupation, setbacks, buffers and screening, lighting, and off-street parking.

- c) The ordinance allows for principally permitted tiny house villages in residential zones that allow for multi-family dwellings, and with a use permit in other zones that allow for similar housing types. This ordinance will not change the density requirements of the General Plan.

CONSISTENCY WITH THE COASTAL ACT

4. FINDING:

If the proposed changes to the Zoning Ordinance include a Local Coastal Plan Amendment, Section 312-50.3.3 requires that the amendment is in conformity with the policies of Chapter 3 (commencing with Section 30200) of the Coastal Act. Chapter 3 of the Coastal Act sets forth policies regarding the following issues:

- a) Access (including provisions for access with new development projects, public facilities, lower cost visitor facilities, and public access).
- b) Recreation (including protection of water-oriented activities, ocean- front land protection for recreational uses, aquacultural uses, and priority of development purposes).
- c) Marine Resources (including protecting biological productivity, prevent hazardous waste spills, diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control).
- d) Land Resources (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological resources).
- e) Development (including scenic resources, public works facilities, safety, and priority of coastal dependent developments).
- f) Industrial Development (including location and expansion, use transport (both onshore and off), and power plants).

EVIDENCE:

- a) **Access:** The proposed ordinance allows Tiny House Villages to be located within the Coastal Zone and will likely encourage the use of and exploration of our local coastline because there will be more options for people to lodge within our local coastal jurisdiction. The proposed ordinance will not impact coastal access.

- b) **Recreation:** Proposed Tiny House Villages will be allowed within residential zones that allow for multi-family dwellings, or within other zones that allow for similar use types, and sites must meet the requirements of the current zoning district and the land use designation. This amendment and its allowances will not impact water-oriented activities, ocean-front land protection for recreational uses, aquacultural uses, or priority of development. The proposed amendment will not negatively impact coastal recreation.
- c) **Marine Resources:** Proposed Tiny House Villages will be reviewed and may require a Coastal Development Permit in accordance with an associated Local Coastal Plan for consistency with the California Coastal Act. This review would ensure that the proposed work has been assessed and is not expected to cause any significant impacts to marine resources.
- d) **Land Resources:** The amendment protects agricultural land and timberland because it does not encourage additional residential development within natural resource lands such as Agriculture Exclusive (AE), Agriculture general Zone (AG), Forestry Recreation Zone (FR) and Timberland Production Zone (TPZ).

Impacts to cultural and tribal cultural resources and impacts to environmentally sensitive habitat areas are not anticipated and are protected.

- e) **Development:** The Tiny House Village Ordinance will encourage more development in coastal lands since more housing would be anticipated with the allowance of this use. Principally permitted sites would require connection to public water and sewer and sites with no connection to water and sewer would require discretionary review. No impact to coastal lands is anticipated because projects will still require a Coastal Development Permit and site-specific analysis.

There are no impacts associated with public works facilities. Tiny House Villages are only permitted on roadways meeting a minimum of Category 4 standard and a Category 2 driveway, with a minimum of 20 feet in width, as determined by the Planning Commission. Traffic as a result of the use of Tiny House Villages is not anticipated to be more than that which public roadways already support and have a capacity to serve.

Tiny House Villages are not permissible within coastal dependent zones and therefore will not impact coastal dependent

development.

- f) **Industrial Development:** Tiny House Villages are not permissible within industrial coastal dependent zones. This precludes areas with industrial development including location and expansion, use of tanker facilities, oil and gas development and transport (both onshore and off), and power plants. Therefore, the proposed amendment will not negatively impact coastal industrial development.

CONSISTENCY WITH STATE PLANNING LAW

4. FINDING: Humboldt County Code Section 312-50.3.4 requires any proposed amendment must not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law unless specific findings are made. The proposed amendment does not limit the number of housing units which may be constructed on an annual basis.

EVIDENCE: a) The Tiny House Village Ordinance does not propose any regulations that affect the residential density for any parcel. The ordinance would implement the goals, policies, and standards of the Humboldt County Code to protect the public health, safety, and welfare.

The allowance of this use will not alter residential density of parcels within Humboldt County.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law;
2. Adopt the required findings prepared by Planning Staff;
3. Adopt the Tiny House Village Ordinance amending the Zoning Regulations of the Inland Zoning Ordinance (Section 314 of Title III, Division 1, Chapter 3 of Humboldt County Code) as shown in Attachment 2 of this staff report;
4. Find that the proposed amendments to the Coastal Zoning Regulations conform to the policies contained in Chapter 3 of the Coastal Act, and further finds that the

proposed Zoning Regulations will be carried out in accordance with the Coastal Act.

The foregoing Resolution is hereby passed and adopted after review and consideration of all the evidence on **June 27, 2024**.

The motion was made by _____ and seconded by _____ and the following ROLL CALL vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

DECISION:

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

John H. Ford
Director, Planning and Building Department

ATTACHMENT 2

**Ordinance No. _____, allowing Tiny House Villages by adding sections 314-62.3, and 314-62.4, and amending sections 314-139, and 314-155 and related tables in Chapter 4 of Division 1 of Title III of the Humboldt County Code.
(Inland Tiny House Village Ordinance)**

ORDINANCE AMENDING TITLE III, DIVISION 1, CHAPTER 4 OF THE HUMBOLDT COUNTY CODE

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. PURPOSE OF AMENDMENTS TO THE ZONING REGULATION

The Humboldt County 2019 Housing Element includes Implementation Measure H-IM40 creating provisions for Tiny House Villages to improve housing diversity and encourage development of new low-cost housing. This ordinance amends the zoning regulations to allow new housing configurations (Tiny House Villages and Dependent Unit Villages) as permitted housing types, and specifies objective performance standards for each to protect public health and safety.

SECTION 2. TINY HOUSE VILLAGES

Add Sections 314-62.3 creating and setting standards for Tiny House Villages and 314-62.4 creating and setting standards for Dependent Unit Villages in Title III, Division 1, Chapter 4 of the Humboldt County Code as follows (additions are shown in underline text):

314-62.3 TINY HOUSE VILLAGES

The purpose of these regulations is to allow groups of three (3) or more Tiny Houses or Moveable Tiny Houses to improve housing diversity and encourage development of new, low-cost permanent housing.

62.3.1 Types and Number of Structures

Groups of three (3) or more Tiny Houses or Moveable Tiny Houses on one parcel, subject to limitations of the site and not exceeding a density of twenty (20) units per acre.

62.3.1.1 A Tiny House Village may be eligible for a density bonus, pursuant to Humboldt County Code (HCC) Section 314-112, when a developer of a Tiny House Village seeks and agrees to construct a Housing Development that meets one of the following:

62.3.1.1.1 Ten percent of the total units are strictly for Low Income Households.

62.3.1.1.2 Five percent of the total units of are strictly for Very Low Income Households.

62.3.1.1.3 A Senior Citizen Housing Development (meeting California Civil Code Sections 51.2 and 51.3, and containing at least 35 dwelling units).

TINY HOUSE VILLAGE - INLAND

62.3.1.1.4 Ten percent of the total dwelling units in a Tiny House Village development for persons and families of Moderate Income Households provided that all units in the development are offered to the public for purchase.

ALTERNATIVE 1 (Replaces 62.3.1 above and removes 62.3.1.1)

62.3.1 Types and Number of Structures

The purpose of these regulations is to allow groups of three (3) or more Tiny Houses or Moveable Tiny Houses on one parcel, which are subject to limitations of the site.

62.3.2 General Provisions

62.3.2.1 Zones Where Tiny House Villages Are Principally Permitted

Tiny House Villages are principally permitted in Residential Multiple Family (R-3), Apartment Professional (R-4), (U) Unclassified with a land use designation of Residential-Medium Density (RM) or Residential-Low Density (RL) at a density no greater than allowed by the General Plan or as may be modified by a combining zone, and Mixed Use Urban (MU-1) zones; except where a Special Permit is otherwise required in Section 62.3.6 for Development Standards or other HCC.

62.3.2.2 Conditionally Permitted Tiny House Villages

A Tiny House Village that meets the requirements of this Section is permitted with a Use Permit in Community Commercial (C-2), Highway Service Commercial (CH), and Mixed Use Rural (MU-2). It is also permitted with a Use Permit in Unclassified (U), Residential Suburban (RS), and Residential Two Family (R-2), at a density no greater than allowed by the General Plan or as may be modified by a combining zone.

62.3.2.3 Tiny Houses or Moveable Tiny Houses in a Tiny House Village shall not be rented for periods of less than 30 days in duration.

62.3.3 Development Standards

Tiny House Villages are subject to the following development standards:

62.3.3.1 Water and Wastewater

62.3.3.1.1 In Tiny House Villages within Urban Service Areas, Tiny Houses and Moveable Tiny Houses shall connect to public water and wastewater systems where those services are available.

62.3.3.1.2 Where connection to public water or wastewater system is not available, Emergency Housing Villages will require a Special Permit, and shall be served by on-site wastewater treatment that meets County Code and Public Water Systems (as defined in Section 116275 of the California Safe Drinking Water Act) that meet State requirements.

TINY HOUSE VILLAGE - INLAND

62.3.3.2 Energy

Tiny House Villages shall be located on a property with connection to grid power or have a renewable power source permitted with the Building Division.

62.3.3.3 Access

Tiny House Villages shall be located on a Category 4 road and have a minimum of a Category 2 driveway. The road and driveway shall have a minimum width of 20 feet for Fire Safe Regulations.

62.3.3.4 Addresses

Each individual unit of a Tiny House Village shall be assigned an address in concurrence with building permits.

62.3.3.5 Parking

A minimum of one (1) parking space per unit on the site, unless the site qualifies for one of the following:

62.3.3.5.1 Transitional Housing

A minimum of one (1) parking space per unit plus two (2) manager parking spaces.

62.3.3.5.2 Senior Citizen Housing

One parking space for every two (2) units. A parking space requirement study may be conducted to identify the special parking needs for such projects.

ALTERNATIVE 2a

62.3.3.5.3 The parking requirement in Section 62.3.4.5 above may be reduced by fifty percent (50%) when a Tiny House Village is within one half mile (1/2 mile) of a public transit stop measured from the edge of parcel to the public transit stop.

ALTERNATIVE 2b

62.3.3.5.4 The parking requirement in Section 62.3.4.5 above may be reduced by seventy percent (70%) when a Tiny House Village contains one (1) bike rack per unit and is within one half mile (1/2 mile) of a public transit stop measured from the edge of parcel to the public transit stop.

62.3.3.6 Waste Removal and Composting

62.3.3.6.1 One or more areas shall be set aside for enclosed trash, source separated organics and recycling containers. If a waste service is used, the areas must be directly accessible for garbage and recycling trucks.

62.3.3.6.2 The property owner of record is responsible for the satisfactory removal of all refuse accumulated at the Tiny House Village by either (1) contracting with a

TINY HOUSE VILLAGE - INLAND

franchised collector or (2) self-hauling and disposing of refuse created, without compensation, in a manner consistent with State requirements (Title 14 of the California Code of Regulations Section 17331), and Section 521-4 of this Code.

62.3.3.6.3 Composting shall be done in containers, actively managed to minimize odors and reduce attraction to vermin, and located at least 25 feet away from living units.

62.3.3.7 Open Space

62.3.3.7.1 A minimum area of 1,500 net square feet per acre of Tiny House Village shall be provided and improved for open space to be used for shared lawns, gardens, patios, etc.

ALTERNATIVE 3 (Replaces 62.3.3.8 above)

62.3.3.7 Common Recreation and Open Space

A minimum area of 2,000 net square feet per acre of Tiny House Village shall be provided and improved for open space to be used for shared lawns, gardens, patios, etc. A maximum of twenty-five percent (25%) of this area can be used to create common buildings for recreation, workspace, or storage.

62.3.3.8 Privacy

Units shall not be designed or placed so that a window of one unit would provide a direct view into a neighboring unit resulting in a loss of privacy.

62.3.4 Development Standards for Moveable Tiny Houses

Moveable Tiny Houses in a Tiny House Village are subject to the following development standards:

62.3.4.1 Skirting

The undercarriage (wheels, axles, tongue and hitch) shall be hidden from view.

62.3.4.2 Foundation or Pad Standards

62.3.4.2.1 Foundation

If the wheels are removed so the unit may sit on a foundation, the foundation requirements for a Movable Tiny House shall follow the State approved requirements for foundation systems for manufactured housing, or follow an alternative design certified by a licensed engineer.

62.3.4.2.2 Paved or Alternate Pad

TINY HOUSE VILLAGE - INLAND

If the wheels are not removed, the parking area shall include curbs, or other installations adequate to prevent movement of the unit. The wheels and leveling or support jacks must sit on a paved surface compliant with the following.

62.3.4.2.2.1 Paving

The parking area for a Moveable Tiny House shall include a compacted structural base capable of supporting the weight of the Moveable Tiny House.

62.3.4.2.3 Mechanical Equipment

Mechanical equipment shall be incorporated into the structure and not located on the roof.

62.3.4.2.4 Design Standards

Moveable Tiny Houses must comply with all of the following design elements:

62.3.4.2.4.1 Exterior materials shall be non-reflective; except the areas used for windows.

62.3.4.2.4.2 Windows shall be at least double pane glass and labelled for building use, and shall include exterior trim.

62.3.4.2.4.3 Roofs shall have a minimum of a 1:12 pitch for greater than fifty percent (50%) of the roof area.

62.3.4.2.4.4 The unit shall be plumbed to allow connection to an approved means of sewage disposal. Portable or enclosed waste storage tanks are not allowed for sewage disposal.

62.3.4.2.4.5 A Moveable Tiny House connecting to a source of electrical power shall be in accordance with the California Electrical Code, Part 3, Title 24, California Code of Regulations.

314-62.4 DEPENDENT UNIT VILLAGES

Dependent Unit Villages allow for multiple Dependent Sleeping Units which are not fully equipped with a kitchen area, toilet or sewage disposal system. Separate on-site common facilities including, but not limited to, a shared kitchen area, a shared bathroom and sanitary facilities supporting the Dependent Sleeping Units are required. Dependent Unit Villages are subject to limitations of the site and shall comply with California Residential Building Code.

62.4.1 Types and Number of Structures

Groups of three (3) or more Dependent Sleeping Units on one parcel with common facilities. The number of units is subject to limitations of the site and all structures must comply with California Residential Building Code.

TINY HOUSE VILLAGE - INLAND

62.4.2 General Provisions

62.4.2.1 Zones Where Dependent Unit Villages are Principally Permitted

Dependent Unit Villages are principally permitted in Residential Multiple Family (R-3), Apartment Professional (R-4), and Mixed Use Urban (MU-1). A Special Permit may otherwise be required in section 62.4.1.3 for Development Standards or other HCC.

62.4.2.2 Conditionally Permitted Dependent Unit Villages

A Dependent Unit Village that meets the requirements of this Section is permitted with a Use Permit in Residential Two Family (R-2) at a density no greater than allowed by the General Plan or may be modified with a combining zone, Neighborhood Commercial (C-1), Community Commercial (C-2), Highway Service Commercial (CH), Unclassified (U) with a land use designation of Residential-Medium Density (RM), Mixed Use Rural (MU-2).

62.4.2.3 Dependent Sleeping Units in a Dependent Unit Village shall not be rented for periods of less than 30 days in duration.

62.4.2.4 Dependent Unit Villages shall have a property manager who shall be responsible for providing routine maintenance to the common facilities; common facilities shall be maintained in a safe and sanitary condition, and free from vermin, vectors, and other matter of an infectious or contagious nature.

62.4.3 Development Standards

Dependent Unit Villages are subject to the following development standards, in addition to Section 62.3.4 above; and when a Dependent Sleeping Unit is a Moveable Tiny House, Section 62.3.4 development standards shall apply to those sleeping units.

62.4.3.1 Common Facilities

Dependent Unit Villages shall provide on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water.

62.4.3.1.1 If common bathroom facilities are required, they shall be provided with at least one toilet for every two (2) Dependent Sleeping Units, and at least one bathing facility for every four (4) Dependent Sleeping Units.

ALTERNATIVE 4 (Replaces 62.4.3.1.1 above)

62.4.3.1.1 If common bathroom facilities are required, they shall be provided with at least one toilet for every four (4) Dependent Sleeping Units, and at least one bathing facility for every six (6) Dependent Sleeping Units.

62.4.3.1.3 If common lavatories with running water are required, they shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.

62.4.3.1.5 A separate kitchen area shall be equipped and maintained as a common use kitchen. Refrigerated storage shall be provided for safe storage of food.

62.4.1.3.2 Potable drinking water shall be provided for all occupants, where connection to Public Water System (as defined in Section 116275 of the California Safe Drinking Water Act) is not available.

DRAFT

SECTION 3. DEFINITIONS

Sections 314-139 and 314-155 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

Add:

314-139 DEFINITIONS (D)

Dependent Sleeping Unit: A Dependent Sleeping Unit is a hard-roof and sided structure providing at a minimum a room for living and sleeping that is not fully equipped with a kitchen area, shower, and toilet or sewage disposal system. A Dependent Sleeping Unit may contain a toilet or sewage disposal system.

Dependent Unit Village: A Dependent Unit Village is a grouping of three (3) or more Dependent Sleeping Units and contains separate common facilities equipped with, but not limited to, kitchen areas, toilets, showers and bathrooms with running water. A Dependent Unit Village is considered multi-family housing.

314-155 DEFINITIONS (T)

Tiny House Village: A Tiny House Village is a grouping of three (3) or more Tiny Houses or Moveable Tiny Houses. A Tiny House Village would also include a Dependent Unit Village with three (3) or more Dependent Sleeping Units with central sanitary, cooking, and dining facilities. A Tiny House Village is considered multi-family housing and not a mobile home park, an RV park, or a special occupancy park.

SECTION 4. ZONING TABLES

Sections 314-2.1, 314-2.2, 314-2.4, 314-6.1, 314-6.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, and 314-9.2 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

314-2 Commercial Zone Districts

314-2.1 C-1: Neighborhood Commercial

314-2.1	C-1: NEIGHBORHOOD COMMERCIAL
Principal Permitted Uses	
Social halls, fraternal and social organizations, and clubs.	

TINY HOUSE VILLAGE - INLAND

314-2.1	C-1: NEIGHBORHOOD COMMERCIAL
Professional and business offices, and commercial instruction.	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries.	
Sales of used and secondhand goods when appurtenant to any of the foregoing.	
Caretaker's residence which is incidental to and under the same ownership as an existing commercial use. (Added by Ord. <u>2166</u> , Sec. 14, 4/7/98)	
Within Housing Opportunity Zones, multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated "Principally Permitted" or "Conditionally Permitted" in the C-1 Zone.	
Emergency shelters.	
Uses Permitted with a Special Permit	
Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated "Principally Permitted" or "Conditionally Permitted" in the C-1 Zone. (Added by Ord. <u>2313A</u> 12/16/2003, Amended by Ord. 2335_12/14/2004)	
Single Room Occupancy Facilities which are conversions of existing buildings	
Uses Permitted with a Use Permit	

TINY HOUSE VILLAGE - INLAND

314-2.1	C-1: NEIGHBORHOOD COMMERCIAL
Manufactured homes, hotels, motels, boarding and rooming houses, <u>dependent unit villages</u> , and manufactured home parks.	
Small animal hospitals completely enclosed within a building.	
Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses.	
Private institutions where specifically allowed by the General Plan. (Amended by Ord. <u>2161</u> on 3/3/98)	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the C-1 zone.	

314-2.2 C-2: Community Commercial

314-2.2	C-2: COMMUNITY COMMERCIAL
Principal Permitted Uses	
Social halls, fraternal and social organizations, and clubs.	
Professional and business offices, and commercial instruction.	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service	

TINY HOUSE VILLAGE - INLAND

314-2.2	C-2: COMMUNITY COMMERCIAL
stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries. (From Section INL#314-34(a)(3))	
Caretaker’s residence which is incidental to and under the same ownership as an existing commercial use. (From Section INL#314-34(a)(5); Added by Ord. <u>2166</u> , Sec. 14, 4/7/98)	
Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses. (From Section INL#314-34(b)(3); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
Within Housing Opportunity Zones multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated “Principally Permitted” or “Conditionally Permitted” in the C-2 Zone.	
Emergency shelters. (Amended by Ord. <u>2472</u> , Sec. 1, 2/14/12).	
Uses Permitted with a Special Permit	
Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated “Principally Permitted” or “Conditionally Permitted” in the C-2 Zone. (Added by Ord. <u>2313A</u> , 12/16/2003, Amended by Ord <u>2235</u> , 12/14/2004)	
Single room occupancy facilities which are conversions of existing buildings. (Amended by Ord. <u>2472</u> , Sec. 1, 2/14/12)	
Uses Permitted with a Use Permit	
Hotels, motels, boarding and rooming houses, <u>tiny house villages, dependent unit villages,</u> and manufactured home parks.	

TINY HOUSE VILLAGE - INLAND

314-2.2	C-2: COMMUNITY COMMERCIAL
Small animal hospitals completely enclosed within a building.	
Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing, lithographing and major auto repair. (Amended by Ord. <u>1848</u> , Sec. 14, 9/13/88)	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the C-2 zone.	

314-2.4 CH: Highway Service Commercial

314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
Principal Permitted Uses	
Hotels and motels.	
Car washes.	
Nurseries and greenhouses.	
Amusement parks and commercial recreational facilities.	
Social halls, fraternal and social organizations, and clubs. (From Section INL#314-34(a)(1))	
Professional and business offices, and commercial instruction. (From Section INL#314-34(a)(2))	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber	

TINY HOUSE VILLAGE - INLAND

314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries. (From Section INL#314-34(a)(3))	
Caretaker’s Residence which is incidental to and under the same ownership as an existing commercial use. (From Section INL#314-34(a)(5); Added by Ord. <u>2166</u> , Sec. 14, 4/7/98)	
Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses. (From Section INL#314-34(b)(3))	
Within Housing Opportunity Zones multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated “Principally Permitted” or “Conditionally Permitted” in the C-H Zone	
Uses Permitted with a Special Permit	
Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated “Principally Permitted” or “Conditionally Permitted” in the CH Zone, as well as emergency shelters outside areas mapped to specifically allow emergency shelters as a principally permitted use.. (Added by Ord. <u>2313A</u> , 12/16/2003, Amended by Ord. <u>2335</u> , 12/14/04)	
Single Room Occupancy Facilities which are conversions of existing buildings	

TINY HOUSE VILLAGE - INLAND

314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
Uses Permitted with a Use Permit	
Small animal hospitals and kennels.	
Special occupancy parks, <u>tiny house villages</u> , and <u>dependent unit villages</u> .	
Dwellings, manufactured homes, manufactured home parks and boarding and rooming houses.	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the CH zone.	

314-6 Residential Zone Districts

314-6.1 RS: Residential Suburban Zone

314-6.1	RS: RESIDENTIAL SUBURBAN
Principal Permitted Uses	
One-family dwellings.	
Accessory dwelling unit.	
Servants' quarters and guest houses.	
Keeping of no more than eight (8) household pets on each lot.	
Uses Permitted with a Use Permit	
Private institutions.	
Private recreation facilities, including golf courses.	
Manufactured home parks, <u>tiny house villages</u> at a density no greater than allowed by the minimum parcel size in the zone or as may be modified by a combining zone.	

TINY HOUSE VILLAGE - INLAND

314-6.1	RS: RESIDENTIAL SUBURBAN
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the RS zone.	

314-6.3 R-2: Residential Two-Family

314-6.3	R-2: RESIDENTIAL TWO-FAMILY
Principal Permitted Uses	
One-family dwellings.	
Two-family dwellings.	
Accessory dwelling unit.	
Rooming and boarding of not more than two (2) persons not employed on the premises.	
Keeping of no more than four (4) household pets for each dwelling unit.	
Uses Permitted with a Use Permit	
Guest houses and servants quarters.	
Private institutions.	
Manufactured home parks, <u>tiny house villages</u> , and <u>dependent unit villages</u> at a density no greater than allowed by the minimum parcel size in the zone or as may be modified by a combining zone.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-2 zone.	

314-6.4 R-3: Residential Multiple Family

TINY HOUSE VILLAGE - INLAND

314-6.4	R-3: RESIDENTIAL MULTIPLE FAMILY
Principal Permitted Uses	
Two-family dwellings. (Amended by Ord. <u>2166</u> , 4/7/98)	
Accessory dwelling unit.	
Dwelling groups and multiple dwellings containing four or fewer units per building. (Amended by Ord. <u>2313A</u> , 12/16/03)	
<u>Tiny house villages and dependent unit villages with connection to public water and sewer.</u>	
Keeping of no more than two (2) household pets for each dwelling unit.	
Emergency shelters.	
Single room occupancy facilities.	
<u>Uses Permitted with a Special Permit</u>	
<u>Tiny house villages and dependent unit villages with no connection to public water and sewer.</u>	
<u>Uses Permitted with a Use Permit</u>	
Hotels, motels, manufactured home parks, and rooming and boarding houses. (Amended by Ord. <u>2335</u> , 12/14/04)	
Private institutions.	
Professional offices.	
One-family dwellings and accessory dwelling units where it can be shown that the property could be developed in the future with multifamily dwellings. The Hearing Officer may require submittal of a development plan which shows how the multifamily	

TINY HOUSE VILLAGE - INLAND

314-6.4	R-3: RESIDENTIAL MULTIPLE FAMILY
dwelling units could be sited on the property in conformance with County requirements. (Added by Ord. <u>2166</u> , Sec. 12, 4/7/98)	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-3 Zone.	

314-6.5 R-4: Apartment Professional Zone

314-6.5	R-4: APARTMENT PROFESSIONAL
Principal Permitted Uses	
Two-family dwellings and multiple dwellings, accessory dwelling units accessory to multifamily dwellings, and dwelling groups. (Amended by Ord. <u>2166</u> , Sec. 13, 4/7/98)	
<u>Tiny house villages and dependent unit villages with connection to public water and sewer.</u>	
Professional and business offices.	
Commercial instruction.	
Boarding and rooming houses.	
Keeping of no more than two (2) household pets for each dwelling unit.	
Manufactured home parks.	
Single room occupancy facilities.	
Uses Permitted with a Special Permit	
<u>Tiny house villages and dependent unit villages with no connection to public water and sewer.</u>	
Uses Permitted with a Use Permit	

TINY HOUSE VILLAGE - INLAND

314-6.5	R-4: APARTMENT PROFESSIONAL
Hotels, motels, and emergency shelters. (Amended by Ord. <u>2335</u> , 12/14/04)	
Private institutions.	
Social halls and fraternal and social organizations.	
Noncommercial recreation facilities.	
Mortuaries.	
Small animal hospitals completely enclosed within a building.	
One-family dwellings where it can be shown that the property could be developed in the future with multifamily dwellings. The Hearing Officer may require submittal of a development plan which shows how the multifamily dwelling units could be sited on the property in conformance with County requirements. (Added by Ord. <u>2166</u> , Sec. 13, 4/7/98)	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-4 zone.	

314-8 Unclassified Zone

314-8.1 U: Unclassified Zone

314-8.1	U: UNCLASSIFIED ZONE
Principal Permitted Uses	
One family dwelling.	
Accessory dwelling unit.	
General agriculture.	
Rooming, and boarding of not more than two (2) persons.	

TINY HOUSE VILLAGE - INLAND

314-8.1	U: UNCLASSIFIED ZONE
Manufactured home.	
<u>Tiny house villages with a land use designation of Residential-Medium Density (RM) or Residential-Low Density (RL) at a density no greater than allowed by the minimum parcel size in the zone or as may be modified by a combining zone, with connection to public water and sewer.</u>	
<u>Uses Permitted with a Special Permit</u>	
<u>Tiny house villages and with no connection to public water and sewer.</u>	
Uses Permitted with a Use Permit	
<u>Dependent unit villages with a land use designation of Residential-Medium Density (RM).</u>	
All other uses not specified in the subsection, Principal Permitted Uses, may be permitted upon the granting of a Use Permit.	

314-9 Mixed Use Zone Districts

314-9.1 MU-1: Mixed Use (Urban)

314-9.1	MU1: MIXED USE (URBAN)
Use Type	Principal Permitted Use
Residential Use Types	Two (2) Family Dwellings and Multiple Dwellings and Dwelling Groups Single-Family Residential Accessory Dwelling Unit

TINY HOUSE VILLAGE - INLAND

314-9.1	MU1: MIXED USE (URBAN)
	<p><u>Tiny house villages and dependent unit villages with connection to public water and sewer</u></p> <p>Guest House</p> <p>Emergency Shelter</p>
Commercial Use Types	<p>Neighborhood Commercial</p> <p>Retail Sales and Retail Services</p> <p>Transient Habitation</p> <p>Office and Professional Service</p> <p>Bed and Breakfast Establishment; Subject to the Bed and Breakfast Establishment Regulations</p> <p>Commercial and Private Recreation</p>
Civic Use Types	<p>Minor Utilities</p> <p>Essential Services Conducted Entirely Within an Enclosed Building</p> <p>Community Assembly</p> <p>Public and Parochial Parks, Playgrounds and Playing Fields</p> <p>Noncommercial Recreation</p>
Industrial Use Types	Cottage Industry; Subject to the Cottage Industry Regulations
<u>Use Type</u>	<u>Special Permitted Use</u>
<u>Residential Use Types</u>	<p><u>Tiny house villages and dependent unit villages with no connection to public water and sewer</u></p>
Use Type	Conditionally Permitted Use

TINY HOUSE VILLAGE - INLAND

314-9.1	MU1: MIXED USE (URBAN)
Civic Use Types	Public Recreation and Open Space Minor Generation and Distribution Facilities
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MU zone.

314-9.2 MU-2: Mixed Use (Rural)

314-9.2	MU2: MIXED USE (RURAL)
Use Type	Principal Permitted Use
Residential Use Types	Two (2) Family Dwellings Single-Family Residential Accessory Dwelling Unit Guest House Emergency Shelter
Commercial Use Types	Neighborhood Commercial Retail Sales and Retail Services Office and Professional Service Bed and Breakfast Establishment; Subject to the Bed and Breakfast Establishment Regulations

TINY HOUSE VILLAGE - INLAND

314-9.2	MU2: MIXED USE (RURAL)
	Commercial and Private Recreation
Civic Use Types	Minor Utilities Essential Services Conducted Entirely Within an Enclosed Building Community Assembly Public and Parochial Parks, Playgrounds and Playing Fields Noncommercial Recreation
Industrial Use Types	Cottage Industry; Subject to the Cottage Industry Regulations
Agricultural Use Types	General Agriculture
Use Type	Conditionally Permitted Use
Residential Use Types	Multiple Dwellings Containing Four (4) or Fewer Units per Building Manufactured Home Parks <u>Tiny House Villages</u> <u>Dependent Unit Villages</u>
Commercial Use Types	Heavy Commercial Transient Habitation
Civic Use Types	Public Recreation and Open Space Minor Generation and Distribution Facilities
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration

314-9.2	MU2: MIXED USE (RURAL)
	Coastal Access Facilities
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MU zone.

SECTION 5. EFFECTIVE DATE.

This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED AND ADOPTED this 27th day of June 2024, on the following vote, to wit:

AYES: Supervisors:

NAYS: Supervisors:

ABSENT: Supervisors:

ABSTAIN: Supervisors:

REX BOHN, CHAIRPERSON,

HUMBOLDT COUNTY BOARD OF SUPERVISORS

(SEAL)

ATTEST:

TINY HOUSE VILLAGE - INLAND

Kathy Hayes, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By: _____

Nicole Turner, Deputy Clerk

Date:

DRAFT

ATTACHMENT 3

**Ordinance No. _____, allowing Tiny House Villages by adding sections 313-62.3, and 313-62.4, and amending sections 313-139, and 313-155 and related tables in Chapter 3 of Division 1 of Title III of the County Code, Coastal Zoning Code.
(Coastal Tiny House Village Ordinance)**

ORDINANCE AMENDING TITLE III, DIVISION 1, CHAPTER 3 OF THE HUMBOLDT COUNTY CODE

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. PURPOSE OF AMENDMENTS TO THE ZONING REGULATION

The Humboldt County 2019 Housing Element includes Implementation Measure H-IM40 creating provisions for Tiny House Villages to improve housing diversity and encourage development of new low-cost housing. This ordinance amends the zoning regulations to allow new housing configurations (Tiny House Villages and Dependent Unit Villages) as permitted housing types, and specifies objective performance standards for each to protect public health and safety.

SECTION 2. TINY HOUSE VILLAGES

Add Sections 313-62.3 creating and setting standards for Tiny House Villages and 313-62.4 creating and setting standards for Dependent Unit Villages in Title III, Division 1, Chapter 3 of the Humboldt County Code as follows (additions are shown in underline text):

313-62.3 TINY HOUSE VILLAGES

The purpose of these regulations is to allow groups of three (3) or more Tiny Houses or Moveable Tiny Houses to improve housing diversity and encourage development of new, low-cost permanent housing.

62.3.1 Types and Number of Structures

Groups of three (3) or more Tiny Houses or Moveable Tiny Houses on one parcel, subject to limitations of the site and not exceeding a density of twenty (20) units per acre.

62.3.1.1 A Tiny House Village may be eligible for a density bonus, pursuant to Humboldt County Code (HCC) Section 313-112, when a developer of a Tiny House Village seeks and agrees to construct a Housing Development that meets one of the following:

62.3.1.1.1 Ten percent of the total units are strictly for Low Income Households.

62.3.1.1.2 Five percent of the total units of are strictly for Very Low Income Households.

62.3.1.1.3 A Senior Citizen Housing Development (meeting California Civil Code Sections 51.2 and 51.3, and containing at least 35 dwelling units).

62.3.1.1.4 Ten percent of the total dwelling units in a Tiny House Village development for persons and families of Moderate Income Households provided that all units in the development are offered to the public for purchase.

ALTERNATIVE 1

62.3.1 Types and Number of Structures (Replaces 62.3.1 above and removes 62.3.1.1)

The purpose of these regulations is to allow groups of three (3) or more Tiny Houses or Moveable Tiny Houses on one parcel, which are subject to limitations of the site.

62.3.2 General Provisions

62.3.2.1 Zones Where Tiny House Villages Are Principally Permitted with a Coastal Development Permit

Tiny House Villages are principally permitted with a Coastal Development Permit in Residential Multi-Family (RM) at a density no greater than allowed in the adopted zoning maps; except where a Special Permit is otherwise required in Section 62.3.6 for Development Standards or other HCC.

62.3.2.2 Zones Where Tiny House Villages Are Conditionally Permitted with a Coastal Development Permit

A Tiny House Village that meets the requirements of this section is permitted with a Conditional Use Permit and Coastal Development Permit in Mixed Residential (R2).

62.3.2.3 Tiny Houses or Moveable Tiny Houses in a Tiny House Village shall not be rented for periods of less than 30 days in duration.

62.3.3 Development Standards

Tiny House Villages are subject to the following development standards:

62.3.3.1 Water and Wastewater

62.3.3.1.1 In Tiny House Villages within Urban Service Areas, Tiny Houses and Moveable Tiny Houses shall connect to public water and wastewater systems where those services are available.

62.3.3.1.2 Where connection to public water or wastewater system is not available, Emergency Housing Villages will require a Special Permit, and shall be served by on-site wastewater treatment that meets County Code and Public Water Systems (as defined in Section 116275 of the California Safe Drinking Water Act) that meet State requirements.

62.3.3.2 Energy

Tiny House Villages shall be located on a property with connection to grid power or have a renewable power source permitted with the Building Division.

62.3.3.3 Access

Tiny House Villages shall be located on a Category 4 road and have a minimum of a Category 2 driveway. The road and driveway shall have a minimum width of 20 feet for

Fire Safe Regulations.

62.3.3.4 Addresses

Each individual unit of a Tiny House Village shall be assigned an address in concurrence with building permits.

62.3.3.5 Parking

A minimum of one (1) parking space per unit on the site, unless the site qualifies for one of the following:

62.3.3.5.1 Transitional Housing

A minimum of one (1) parking space per unit plus two (2) manager parking spaces.

62.3.3.5.2 Senior Citizen Housing

One parking space for every two (2) units. A parking space requirement study may be conducted to identify the special parking needs for such projects.

ALTERNATIVE 2a

62.3.3.5.3 The parking requirement in Section 62.3.4.5 above may be reduced by fifty percent (50%) when a Tiny House Village is within one half mile (1/2 mile) of a public transit stop measured from the edge of parcel to the public transit stop.

ALTERNATIVE 2b

62.3.3.5.4 The parking requirement in Section 62.3.4.5 above may be reduced by seventy percent (70%) when a Tiny House Village contains one (1) bike rack per unit and is within one half mile (1/2 mile) of a public transit stop measured from the edge of parcel to the public transit stop.

62.3.3.6 Waste Removal and Composting

62.3.3.6.1 One or more areas shall be set aside for enclosed trash, source separated organics and recycling containers. If a waste service is used, the areas must be directly accessible for garbage and recycling trucks.

62.3.3.6.2 The property owner of record is responsible for the satisfactory removal of all refuse accumulated at the Tiny House Village by either (1) contracting with a franchised collector or (2) self-hauling and disposing of refuse created, without compensation, in a manner consistent with State requirements (Title 14 of the California Code of Regulations Section 17331), and Section 521-4 of this Code.

62.3.3.6.3 Composting shall be done in containers, actively managed to minimize odors and reduce attracted to vermin, and located at least 25 feet away from living units.

62.3.3.7 Open Space

62.3.3.7.1 A minimum area of 1,500 net square feet per acre of Tiny House Village shall be provided and improved for open space to be used for shared lawns, gardens, patios, etc.

ALTERNATIVE 3 (Replaces 62.3.3.8 above)

62.3.3.7 Common Recreation and Open Space

A minimum area of 2,000 net square feet per acre of Tiny House Village shall be provided and improved for open space to be used for shared lawns, gardens, patios, etc. A maximum of twenty-five percent (25%) of this area can be used to create common buildings for recreation, workspace, or storage.

62.3.3.8 Privacy

Units shall not be designed or placed so that a window of one unit would provide a direct view into a neighboring unit resulting in a loss of privacy.

62.3.4 Development Standards for Moveable Tiny Houses

Moveable Tiny Houses in a Tiny House Village are subject to the following development standards:

62.3.4.1 Skirting

The undercarriage (wheels, axles, tongue and hitch) shall be hidden from view.

62.3.4.2 Foundation or Pad Standards

62.3.4.2.1 Foundation

If the wheels are removed so the unit may sit on a foundation, the foundation requirements for a Movable Tiny House shall follow the State approved requirements for foundation systems for manufactured housing, or follow an alternative design certified by a licensed engineer.

62.3.4.2.2 Paved or Alternate Pad

If the wheels are not removed, the parking area shall include curbs, or other installations adequate to prevent movement of the unit. The wheels and leveling or support jacks must sit on a paved surface compliant with the following.

62.3.4.2.2.1 Paving

The parking area for a Moveable Tiny House shall include a compacted structural base capable of supporting the weight of the Moveable Tiny House.

62.3.4.2.3 Mechanical Equipment

Mechanical equipment shall be incorporated into the structure and not located on the roof.

62.3.4.2.4 Design Standards

Moveable Tiny Houses must comply with all of the following design elements:

62.3.4.2.4.1 Exterior materials shall be non-reflective; except the areas used for windows.

62.3.4.2.4.2 Windows shall be at least double pane glass and labelled for building use, and shall include exterior trim.

62.3.4.2.4.3 Roofs shall have a minimum of a 1:12 pitch for greater than fifty percent (50%) of the roof area.

62.3.4.2.4.4 The unit shall be plumbed to allow connection to an approved means of sewage disposal. Portable or enclosed waste storage tanks are not allowed for sewage disposal.

62.3.4.2.4.5 A Moveable Tiny House connecting to a source of electrical power shall be in accordance with the California Electrical Code, Part 3, Title 24, California Code of Regulations.

313-62.4 DEPENDENT UNIT VILLAGES

Dependent Unit Villages allow for multiple Dependent Sleeping Units which are not fully equipped with a kitchen area, toilet or sewage disposal system. Separate on-site common facilities including, but not limited to, a shared kitchen area, a shared bathroom and sanitary facilities supporting the Dependent Sleeping Units are required. Dependent Unit Villages are subject to limitations of the site and shall comply with California Residential Building Code.

62.4.1 Types and Number of Structures

Groups of three (3) or more Dependent Sleeping Units on one parcel with common facilities. The number of units is subject to limitations of the site and all structures must comply with California Residential Building Code.

62.4.2 General Provisions

62.4.2.1 Zones Where Dependent Unit Villages are Principally Permitted with a Coastal Development Permit

Dependent Unit Villages are principally permitted with a Coastal Development Permit in Residential Multi-Family (RM) at a density no greater than as specified in the adopted zoning map; except where a Special Permit is otherwise required in Section 62.3.6 for Development Standards or other HCC.

62.4.2.2 Zones Where Tiny House Villages Are Conditionally Permitted with a Coastal Development Permit

A Dependent Unit Village that meets the requirements of this section is permitted

with a Conditional Use Permit and Coastal Development Permit in Mixed Residential (R2).

62.4.2.3 Dependent Sleeping Units in a Dependent Unit Village shall not be rented for periods of less than 30 days in duration.

62.4.2.4 Dependent Unit Villages shall have a property manager who shall be responsible for providing routine maintenance to the common facilities; common facilities shall be maintained in a safe and sanitary condition, and free from vermin, vectors, and other matter of an infectious or contagious nature.

62.4.3 Development Standards

Dependent Unit Villages are subject to the following development standards, in addition to Section 62.3.4 above; and when a Dependent Sleeping Unit is a Moveable Tiny House, Section 62.3.4 development standards shall apply to those sleeping units.

62.4.3.1 Common Facilities

Dependent Unit Villages shall provide on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water.

62.4.3.1.1 If common bathroom facilities are required, they shall be provided with at least one toilet for every two (2) Dependent Sleeping Units, and at least one bathing facility for every four (4) Dependent Sleeping Units.

ALTERNATIVE 4 (Replaces 62.4.3.1.1 above)

62.4.3.1.1 If common bathroom facilities are required, they shall be provided with at least one toilet for every four (4) Dependent Sleeping Units, and at least one bathing facility for every six (6) Dependent Sleeping Units.

62.4.3.1.3 If common lavatories with running water are required, they shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.

62.4.3.1.5 A separate kitchen area shall be equipped and maintained as a common use kitchen. Refrigerated storage shall be provided for safe storage of food.

62.4.1.3.2 Potable drinking water shall be provided for all occupants, where connection to Public Water System (as defined in Section 116275 of the California Safe Drinking Water Act) is not available.

SECTION 3. DEFINITIONS

Sections 313-139 and 313-155 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~strikethrough~~ text):

Add:

313-139 DEFINITIONS (D)

Dependent Sleeping Unit: A Dependent Sleeping Unit is a hard-roof and sided structure providing at a minimum a room for living and sleeping that is not fully equipped with a kitchen area, shower, and toilet or sewage disposal system. A Dependent Sleeping Unit may contain a toilet or sewage disposal system.

Dependent Unit Village: A Dependent Unit Village is a grouping of three (3) or more Dependent Sleeping Units and contains separate common facilities equipped with, but not limited to, kitchen areas, toilets, showers and bathrooms with running water. A Dependent Unit Village is considered multi-family housing.

313-155 DEFINITIONS (T)

Tiny House Village: A Tiny House Village is a grouping of three (3) or more Tiny Houses or Moveable Tiny Houses. A Tiny House Village would also include a Dependent Unit Village with three (3) or more Dependent Sleeping Units with central sanitary, cooking, and dining facilities. A Tiny House Village is considered multi-family housing and not a mobile home park, an RV park, or a special occupancy park.

SECTION 4. ZONING TABLES

Sections 316-6.2, and 313-6.3 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~strikethrough~~ text):

313-6 Residential Zone Districts

313-6.2 RM: Residential Multi-Family

313-6.2	R2: Multi-Family
Principal Permitted Use	
Residential Multi-Family Principal Permitted Use (See Section 313-163.1.9 for description)	
313-163.1.9 The Residential Multifamily Principally Permitted Use includes the	

313-6.2	R2: Multi-Family
following uses: Multifamily Residential, <u>Tiny House Village, Dependent Unit Village</u> , Accessory Dwelling Unit, Group Residential, and Minor Utilities to serve these uses.	
Conditionally Permitted Use	
Residential Use Types	Single Family Residential
	Manufactured Home Park; subject to the Manufactured Home Park Regulations
Civic Use Types	Essential Services
	Community Assembly
	Public Recreation and Open Space
	Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations
	Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations
Commercial Use Types	Bed and Breakfast Establishments; subject to the Bed and Breakfast Establishment Regulations
	Transient Habitation
	Private Recreation
	Neighborhood Commercial
	Office and Professional Service
	Private Institution

313-6.2	R2: Multi-Family
Natural Resource Use Type	Fish and Wildlife Management
	Watershed Management
	Wetland Restoration
	Coastal Access Facilities

313-6.3 R2: Mixed Residential

313-6.3	R2: Mixed Residential
Principal Permitted Use	
Mixed Residential Principal Permitted Use (See Section 313-163.1.9 for description)	
313-163.1.9 The Mixed Residential Principally Permitted Use includes the following uses: Single-Family Residential, Accessory Dwelling Unit, Multifamily Residential (Duplex only), Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses.	
Conditionally Permitted Use	
Residential Use Types	Manufactured Home Park; subject to the Manufactured Home Park Regulations
	Guest House
	<u>Tiny House Village, Dependent Unit Village</u>
Civic Use Types	Essential Services
	Community Assembly
	Public Recreation and Open Space
	Oil and Gas Pipelines; subject to the Oil and

313-6.3	R2: Mixed Residential	
	Gas Pipelines Regulations	
	Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations	
	Minor Generation and Distribution Facilities	
Commercial Use Types	Bed and Breakfast Establishments; subject to the Bed and Breakfast Establishment Regulations	
	Neighborhood Commercial	
	Private Institution	
	Private Recreation	
Commercial Timber Use Type	Timber Production	
Industrial Use Types	Cottage Industry; subject to the Cottage Industry Regulations	
Extractive Use Type	Surface Mining - 2; subject to the Surface Mining Regulations	
Natural Resource Use Type	Fish and Wildlife Management	
	Watershed Management	
	Wetland Restoration	
	Coastal Access Facilities	

SECTION 5. EFFECTIVE DATE.

This ordinance shall become effective immediately upon certification by the Coastal Commission unless modifications to the proposed ordinance are required by the Coastal Commission for certification, in which case they must first be brought back to the Board of Supervisors for consideration at a future public hearing prior to certification by the Coastal Commission.

PASSED AND ADOPTED this 27th day of June 2024, on the following vote, to wit:

AYES: Supervisors:
NAYS: Supervisors:
ABSENT: Supervisors:
ABSTAIN: Supervisors:

REX BOHN, CHAIRPERSON,
HUMBOLDT COUNTY BOARD OF SUPERVISORS

(SEAL)

ATTEST:

Kathy Hayes, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By: _____
Nicole Turner, Deputy Clerk

Date:

ATTACHMENT 4

Resolutions of the Planning Commission of the County of Humboldt Making Findings Pursuant to CEQA and Recommending that the Draft Emergency Housing Village Ordinance(s) for both Inland and Coastal Jurisdictions be Adopted by the Humboldt County Board of Supervisors

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 24-_____**
Record Number PLN-2021-17304

Recommending that the Board of Supervisors make the required findings to adopt the Inland version of the Emergency Housing Village Ordinance.

WHEREAS, California Government Code Section 65850, et seq. authorizes counties to regulate land use, and to adopt and amend general plans and zoning and building ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

WHEREAS, California Government Code Chapter 7.8, Shelter Crisis Section 8698 allows the use of Emergency Housing building standards to be applied under this ordinance during an active shelter crisis declaration: California Building Code (CBC), Appendix P and California Residential Code (CRC), Appendix AZ; and

WHEREAS, on February 27, 2018, the Humboldt County Board of Supervisors declared a local shelter crisis; and

WHEREAS, Humboldt County initiated the zoning ordinance changes herein to implement its General Plan Housing Element, which through H-P31 and H-IM40 directs the County to amend the Zoning Regulations to improve housing diversity and encourage development of new low-cost housing to allow for tiny house villages as a type of multi-family dwelling in zoning districts that allow other residential dwellings of the same type; and

WHEREAS, Humboldt County initiated the zoning ordinance changes herein to implement its General Plan Housing Element, which through H-IM40 directs the County to amend the Zoning Regulations to allow a grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities, shall also constitute a Housing Village, and shall be permitted by right in all zones that allow multi-family dwellings; and

WHEREAS, Humboldt County initiated the zoning ordinance changes herein to implement its General Plan Housing Element, which through H-IM58 directs the County to amend the Zoning Regulations to include provisions for Alternative Lodging Parks as an enumerated use subject to a Conditional Use Permit to provide spaces for temporary or permanent occupancy that are flexible allowing a broad range of housing types. The range of allowable dwelling types including manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses and temporary camping facilities; and

WHEREAS, the Humboldt County Planning Commission held a Public Workshop on the Emergency Housing Village Ordinance on April 18, 2024, recommending that Staff incorporate alternatives and revisions to the draft ordinance on a basis of deliberations of the Commission and public comment received, and recommending Staff to hold a second

Public Workshop; and

WHEREAS, on May 13, 2023, the Humboldt County Planning Division held a second Public Workshop to discuss the ordinance further with the public and the plan for the next rendition of the ordinance; and

WHEREAS, on Wednesday, June 12, 2024, the Planning Division caused to be published in the Eureka Times-Standard, a newspaper of general circulation in Humboldt County, a Notice of Public Hearing on the proposed zoning amendments regarding Short-term Rentals; and

WHEREAS, the Humboldt County Planning Commission held a public hearing on the Emergency Housing Village Ordinance on June 27, 2024.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

REQUIRED FINDINGS OF APPROVAL

I. Required Findings of Approval:

CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

- 1. FINDING:** The proposed zoning amendment is exempt from environmental review.
- EVIDENCE:**
- a) The ordinance is exempt from environmental review under §15061(b)(3), activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.
 - b) The ordinance will not change the density requirements within the General Plan and will allow Emergency Housing Villages in zones that are already designated for multi-family dwellings, and in other zones that allow for similar use types. All Emergency Housing Villages are required to meet all other existing provisions within the Humboldt County Code protecting local resources and would therefore have no possibility for causing a significant effect on the environment.

PUBLIC INTEREST.

- 2. FINDING:** Humboldt County Code Section 312-50.3.1, the Humboldt County General Plan, and state General Plan Law stipulate that amendments to the zoning code must be in the public interest. The proposed amendment is in the public interest.

- EVIDENCE:**
- a) The proposed ordinance would set development and performance standards for Emergency Housing Villages and create new permitting requirements in zones that allow for multi-family dwellings or similar types of housing developments. Proposed projects with connection to public water and sewer, and within zones that allow for multi-family dwellings would be principally permitted, while projects without connection to water and sewer, or within additional zones that allow for similar use types require discretionary review. The proposed ordinance advances the implementation measures, goals, policies and standards identified in the Humboldt County General Plan Housing Element and is therefore in the public interest.
 - b) The intent of the Emergency Housing Village Ordinance is to allow for the use or creation of emergency housing utilizing Emergency Housing California building standards, and to be specifically used for persons experiencing homelessness and is therefore in the public interest.

CONSISTENCY WITH THE GENERAL PLAN.

- 3. FINDING:** Humboldt County Code Section 312-50.3.2 states that amendments to the Zoning Code must be consistent with the General Plan. The proposed Inland Emergency Housing Village Ordinance is consistent with the General Plan.

- EVIDENCE:**
- a) The Emergency Housing Village Ordinance implements the Housing Element. The proposed ordinance incorporates the Humboldt County General Plan's goals, policies and standards as directed in H-P31 and H-IM40. H-P31 and H-IM40 directs the County to amend the Zoning Regulations to improve housing diversity and encourage development of new low-cost housing to allow for tiny house villages as a type of multi-family dwelling in zoning districts that allow other residential dwellings of the same type.
 - b) Implementation Measure H-IM58 directs the County to amend the Zoning Regulations to include provisions for Alternative Lodging Park as an enumerated use subject to a Conditional Use Permit. An Alternative Lodge Park would provide spaces for occupancy that are flexible allowing a broad range of housing types, and specify development and performance standards to protect public health and safety.
 - c) The ordinance will allow for Dependent Unit Villages in

residential zones that allow for multi-family dwellings, and with a Conditional Use Permit in other zones that allow for similar housing types. Alternative Lodge Parks will require a Conditional Use Permit. This ordinance will not change the density requirements of the General Plan.

CONSISTENCY WITH STATE PLANNING LAW.

4. FINDING: Humboldt County Code Section 312-50.3.4 requires any proposed amendment must not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless specific findings are made. The proposed amendment does not limit the number of housing units which may be constructed on an annual basis.

EVIDENCE: a) The Emergency Housing Village Ordinance does not reduce residential density for any parcel utilized by the Department of Housing and Community Development in determining compliance with housing element law.

The allowance of this use will not alter residential density of parcels within Humboldt County and therefore will not impact the residential density of Humboldt County.

b) California Government Code Chapter 7.8, Shelter Crisis Section 8698 allows the use of Emergency Housing building standards to be applied under this ordinance during an active shelter crisis declaration: California Building Code (CBC), Appendix P and California Residential Code (CRC), Appendix AZ.

On February 27, 2018, the Humboldt County Board of Supervisors declared a local shelter crisis.

c) All Emergency Housing Villages are required to meet the minimum standards of California Building Code (CBC), Appendix P and California Residential Code (CRC), Appendix AZ.

Except for where it states *Tents and Membrane Structures* “a tent shall not be considered a suitable sleeping place when it is found necessary to provide heating facilities in order to maintain a minimum temperature of 50 degrees Fahrenheit within such tent during the period of occupancy.”

In Humboldt County, minimum temperatures of 50 degrees Fahrenheit are not fully present during much of the year. The County has declared a Shelter Crisis due to the many people that

are homeless and living on the streets, and many of which already sleep in tents. Because of this, it has been considered that making an exception to this provision would still protect public health and safety by providing sanitary bathroom and kitchen facilities to individuals already sleeping in tents without those facilities.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law;
2. Adopt the required findings prepared by Planning Staff;
3. Adopt the Emergency Housing Village Ordinance amending the Zoning Regulations of the Inland Zoning Ordinance (Section 314 of Title III, Division 1, Chapter 4 of Humboldt County Code) as shown in Attachment 2 of this staff report;
4. Direct the Planning Staff to prepare and file a Notice of Exemption with the County Clerk and Office of Planning and Research.

The foregoing Resolution is hereby passed and adopted after review and consideration of all the evidence on **June 27, 2024**.

The motion was made by _____ and seconded by _____ and the following ROLL CALL vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

DECISION:

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

John H. Ford, Director
Planning and Building Department

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 24-_____
Record Number PLN-2021-17304**

Recommending that the Board of Supervisors make the required findings to adopt the Coastal version of the Emergency Housing Village Ordinance. The Coastal Emergency Housing Village Ordinance is still subject to certification from the California Coastal Commission before becoming an effective amendment.

WHEREAS, California Government Code Section 65850, et seq. authorizes counties to regulate land use, and to adopt and amend general plans and zoning and building ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

WHEREAS, the Humboldt County Planning Commission held a Public Workshop on the Emergency Housing Village Ordinance on April 18, 2024, recommending that Staff incorporate alternatives and revisions to the draft ordinance on a basis of deliberations of the Commission and public comment received, and recommending Staff to hold a second Public Workshop; and

WHEREAS, on May 13, 2023, the Humboldt County Planning Division held a second Public Workshop to discuss the ordinance further with the public and the plan for the next rendition of the ordinance; and

WHEREAS, on Wednesday, June 12, 2024, the Planning Division caused to be published in the Eureka Times-Standard, a newspaper of general circulation in Humboldt County, a Notice of Public Hearing on the proposed zoning amendments regarding Short-term Rentals; and

WHEREAS, the Humboldt County Planning Commission held a public hearing on the Emergency Housing Village Ordinance on June 27, 2024.

WHEREAS, pursuant to Sections 21080.5 and 21080.9 of the Public Resources Code and Sections 15250, 15251(f) and 15265 of the CEQA Guidelines, CEQA does not apply to the activities of a local government for the preparation and adoption of a Local Coastal Program. The certification of a Local Coastal Program Amendment by the California Coastal Commission is exempt from the requirement for preparation of EIRs, Negative Declarations, and Initial Studies because their process for environmental review has been certified by the Secretary of Resources as being the functional equivalent of the process required by CEQA; and

WHEREAS, the proposed LCP Amendment was developed to achieve consistency with the requirements of Government Code Section 65852.2, to meet the needs of County residents as determined through workshops and comments, and to incorporate recommendations of the California Coastal Commission through the upcoming LCP Amendment application process; and

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

Required Findings of Approval

I. Required Findings of Approval:

CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1. FINDING: The proposed zoning amendment is exempt from environmental review.

- EVIDENCE:**
- a) The ordinance is exempt from environmental review under §15061(b)(3), activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.
 - b) The ordinance will not change the density requirements within the General Plan or Local Coastal Plans, will allow Emergency Housing Villages in zones that are designated for multi-family dwellings and in other zones that allow for similar use types. All Emergency Housing Villages are required to meet all other existing provisions within the Humboldt County Code and California Coastal Act protecting local resources and would therefore have no possibility for causing a significant effect on the environment.
 - c) Public Resources Code Section 21080.5 and 21080.9 and Sections 15250, 15251(f) and 15265 of the CEQA Guidelines identify that CEQA does not apply to the activities of a local government for the preparation and adoption of a Local Coastal Program, and therefore the County adoption of the LCP Amendment is statutorily exempt from environmental review. Approval of the LCP Amendment by the California Coastal Commission is the functional equivalent of the environmental review process required by CEQA and is still pending for PLN-2021-17304.

PUBLIC INTEREST

2. FINDING: Humboldt County Code Section 312-50.3.1, the Humboldt County General Plan, and state General Plan Law stipulate that amendments to the zoning code must be in the public interest. The

proposed amendment is in the public interest.

- EVIDENCE:**
- a) The proposed ordinance would set development and performance standards for Emergency Housing Villages and create new permitting requirements in zones that allow for multi-family dwellings or similar types of housing developments. Proposed projects with connection to public water and sewer, and within zones that allow for multi-family dwellings would be principally permitted, while projects without connection to water and sewer, or within additional zones that allow for similar use types require discretionary review. Alternative Lodge Parks would require a Conditional Use Permit. The proposed ordinance advances the implementation measures, goals, policies and standards identified in the Humboldt County General Plan Housing Element and is therefore in the public interest.
 - b) The intent of the Emergency Housing Village Ordinance is to allow for the use or creation of emergency housing utilizing Emergency Housing California building standards, and to be specifically used for persons experiencing homelessness and is therefore in the public interest.

CONSISTENCY WITH THE GENERAL PLAN

3. FINDING: Humboldt County Code Section 312-50.3.2 states that amendments to the Zoning Code must be consistent with the General Plan. The proposed Emergency Housing Village Ordinance is consistent with the General Plan.

- EVIDENCE:**
- a) The Emergency Housing Village Ordinance implements the Housing Element. The proposed ordinance incorporates the Humboldt County General Plan's goals, policies and standards as directed in H-P31 and H-IM40. H-P31 and H-IM40 directs the County to amend the Zoning Regulations to improve housing diversity and encourage development of new low-cost housing to allow for tiny house villages as a type of multi-family dwelling in zoning districts that allow other residential dwellings of the same type.
 - b) Implementation Measure H-IM58 directs the County to amend the Zoning Regulations to include provisions for Alternative Lodging Park as an enumerated use subject to a Conditional Use Permit. An Alternative Lodge Park would provide spaces for occupancy that

are flexible allowing a broad range of housing types, and specify development and performance standards to protect public health and safety.

- c) The ordinance will allow for Dependent Unit Villages in residential zones that allow for multi-family dwellings, and with a Conditional Use Permit in other zones that allow for similar housing types. Alternative Lodge Parks will require a Conditional Use Permit. This ordinance will not change the density requirements of the General Plan.

CONSISTENCY WITH THE COASTAL ACT

4. **FINDING:** If the proposed changes to the Zoning Ordinance include a Local Coastal Plan Amendment, Section 312-50.3.3 requires that the amendment is in conformity with the policies of Chapter 3 (commencing with Section 30200) of the Coastal Act. Chapter 3 of the Coastal Act sets forth policies regarding the following issues:
- a) Access (including provisions for access with new development projects, public facilities, lower cost visitor facilities, and public access)
 - b) Recreation (including protection of water-oriented activities, ocean- front land protection for recreational uses, aquacultural uses, and priority of development purposes)
 - c) Marine Resources (including protecting biological productivity, prevent hazardous waste spills, diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control)
 - d) Land Resources (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological resources)
 - e) Development (including scenic resources, public works facilities, safety, and priority of coastal dependent developments)
 - f) Industrial Development (including location and expansion, use transport (both onshore and off), and power plants)

- EVIDENCE:**
- a) **Access:** The proposed ordinance allows Emergency Housing Villages to be located within the Coastal Zone and will likely encourage the use of and exploration of our local coastline because there will be more options for people to lodge within our local coastal jurisdiction. The proposed ordinance will not impact

coastal access.

- b) **Recreation:** Proposed Emergency Housing Villages will be allowed within residential zones that allow for multi-family dwellings, or within other zones that allow for similar use types, and sites must meet the requirements of the current zoning district and the land use designation. This amendment and its allowances will not impact water-oriented activities, ocean-front land protection for recreational uses, aquacultural uses, or priority of development. The proposed amendment will not negatively impact coastal recreation.
- c) **Marine Resources:** Proposed Emergency Housing Villages will be reviewed and may require a Coastal Development Permit in accordance with an associated Local Coastal Plan for consistency with the California Coastal Act. This review would ensure that the proposed work has been assessed and is not expected to cause any significant impacts to marine resources.
- d) **Land Resources:** The amendment protects agricultural land and timberland because it does not encourage additional residential development within natural resource lands such as Agriculture Exclusive (AE), Agriculture general Zone (AG), Forestry Recreation Zone (FR) and Timberland Production Zone (TPZ).

Impacts to cultural and tribal cultural resources and impacts to environmentally sensitive habitat areas are not anticipated and are protected. The purpose of these revisions is to protect scenic resources, public health, safety, and welfare.

- e) **Development:** The Emergency Housing Village Ordinance will encourage more development in coastal lands since more emergency housing would be anticipated with the allowance of this use. Principally permitted Dependent Unit Village sites would require connection to public water and sewer and sites with no connection to water and sewer would require discretionary review. All Alternative Lodge Parks require a Conditional Use Permit. No impact to coastal lands is anticipated because projects will still require a Coastal Development Permit and site-specific analysis.

There are no impacts associated with public works facilities. Emergency Housing Villages are only permitted on roadways meeting a minimum of Category 4 standard and a Category 2 driveway, with a minimum of 20 feet in width, as determined by the Planning Commission. Traffic as a result of the use of

Emergency Housing Villages is not anticipated to be more than that which public roadways already support and have a capacity to serve.

Emergency Housing Villages are not permissible within coastal dependent zones and therefore will not impact coastal dependent development.

- f) **Industrial Development:** Emergency Housing Villages are not permissible within industrial coastal dependent zones. This precludes areas with industrial development including location and expansion, use of tanker facilities, oil and gas development and transport (both onshore and off), and power plants. Therefore, the proposed amendment will not negatively impact coastal industrial development.

CONSISTENCY WITH STATE PLANNING LAW

4. FINDING: Humboldt County Code Section 312-50.3.4 requires any proposed amendment must not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless specific findings are made. The proposed amendment does not limit the number of housing units which may be constructed on an annual basis.

EVIDENCE: a) The Emergency Housing Village Ordinance does not propose any regulations that affect the residential density for any parcel. The ordinance would implement the goals, policies and standards of the Humboldt County Code to protect the public health, safety and welfare.

The allowance of this use will not alter residential density of parcels within Humboldt County.

- b) California Government Code Chapter 7.8, Shelter Crisis Section 8698 allows the use of Emergency Housing building standards to be applied under this ordinance during an active shelter crisis declaration: California Building Code (CBC), Appendix P and California Residential Code (CRC), Appendix AZ.

On February 27, 2018, the Humboldt County Board of Supervisors declared a local shelter crisis.

- c) All Emergency Housing Villages are required to meet the minimum standards of California Building Code (CBC), Appendix P and California Residential Code (CRC), Appendix AZ.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

5. Hold a public hearing in the manner prescribed by law;
6. Adopt the required findings prepared by Planning Staff;
7. Adopt the Emergency Housing Village Ordinance amending the Zoning Regulations of the Inland Zoning Ordinance (Section 314 of Title III, Division 1, Chapter 3 of Humboldt County Code) as shown in Attachment 2 of this staff report;
8. Find that the proposed amendments to the Coastal Zoning Regulations conform to the policies contained in Chapter 3 of the Coastal Act, and further finds that the proposed Zoning Regulations will be carried out in accordance with the Coastal Act.

The foregoing Resolution is hereby passed and adopted after review and consideration of all the evidence on **June 27, 2024**.

The motion was made by _____ and seconded by _____ and the following ROLL CALL vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

DECISION:

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

John H. Ford
Director, Planning and Building Department

ATTACHMENT 5

**Ordinance No. _____, allowing Emergency Housing Villages by adding sections 314-62.5, and amending sections 314-136, and 314-140 and related tables in Chapter 4 of Division 1 of Title III of the Humboldt County Code.
(Inland Emergency Housing Village Ordinance)**

ORDINANCE AMENDING TITLE III, DIVISION 1, CHAPTER 4 OF THE HUMBOLDT COUNTY CODE

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. PURPOSE OF AMENDMENTS TO THE ZONING REGULATION

The Humboldt County 2019 Housing Element includes Implementation Measure H-IM58 creating provisions for Alternative Lodge Parks to allow spaces for occupancy that are flexible allowing a broad range of housing types. This ordinance will allow for Emergency Housing Villages to encourage the development of new low-cost housing development and allow a broad range of housing types for occupancy as emergency housing. This ordinance amends the zoning regulations to allow new housing configurations (Emergency Housing Villages including Emergency Dependent Unit Villages and Alternative Lodge Parks) as permitted housing types, and specifies objective performance standards for each to protect public health and safety.

SECTION 2. EMERGENCY HOUSING VILLAGES

Add Section 314-62.5 creating and setting standards for types of Emergency Housing Villages allowed as emergency housing in Title III, Division 1, Chapter 4 of the Humboldt County Code as follows (additions are shown in underline text):

314-62.5 Emergency Housing Villages

The purpose of these regulations is to allow a broad range of housing types for occupancy as emergency housing. This section allows for Emergency Housing Villages including Emergency Dependent Unit Villages and Alternative Lodge Parks, and is allowable under Government Code Chapter 7.8 – Shelter Crisis, Section 8698.4 addressing emergency housing upon declaration of a shelter crisis. All units allowed under this section for Emergency Housing Villages shall meet the minimum requirements of the California Building Code (CBC), Appendix P *Emergency Housing* and California Residential Code (CRC), Appendix AZ *Emergency Housing*, or subsequent appendix, unless otherwise stated in this Code. All units that only meet the minimum building standards for *Emergency Housing* are only allowable during an active shelter crisis declaration.

62.5.1 Applicability

This section applies to any facility for persons experiencing homelessness for the duration of the shelter crisis.

62.5.2 Operating Standards

EMERGENCY HOUSING VILLAGE - INLAND

Emergency Housing Villages shall be operated by a government agency, religious institution, nonprofit charitable organization, or private nonprofit organization.

62.4.2.1 No individual or household shall be denied shelter because of inability to pay.

62.5.3 General Development Standards

All Emergency Housing Villages are subject to the following development standards:

62.5.3.1 Water and Wastewater

62.5.3.1.1 Emergency Housing Villages within Urban Service Areas shall connect to public water and wastewater systems where those services are available.

62.5.3.1.2 Where connection to public water or wastewater system is not available, Emergency Housing Villages will require a Special Permit, and shall be served by on-site wastewater treatment that meets County Code and Public Water Systems (as defined in Section 116275 of the California Safe Drinking Water Act) that meet State requirements.

62.5.3.2 Energy

The source of electricity may be connection to grid power, an emergency generator or renewable source of power such as solar.

ALTERNATIVE 1 (Replaces 62.5.3.2 above)

62.5.3.2 Energy

The source of electricity may be connection to grid power or permitted renewable source of power.

62.5.3.3 Access

Emergency Housing Villages shall be located on a Category 4 road and a Category 2 driveway. The road and driveway shall have a minimum width of 20 feet for Fire Safe Regulations.

62.5.3.4 Identification

Emergency housing spaces shall be designated by address numbers, letters, or other suitable means of identification. The identification shall be in a conspicuous location facing the street or driveway fronting the building or structure. Each identification character shall be not less than 4 inches (102 mm) in height and not less than 0.5 inch (12.7 mm) in width, installed/painted on a contrasting background.

62.5.3.5 Parking

There is no minimum parking requirement.

EMERGENCY HOUSING VILLAGE - INLAND

62.5.3.6 Waste Removal and Composting

62.4.3.6.1 One or more areas shall be set aside for enclosed trash, source separated organics and recycling containers. If a waste service is used, the areas must be directly accessible for garbage and recycling trucks.

62.5.3.6.2 The property owner of record is responsible for the satisfactory removal of all refuse accumulated at the Village by either (1) contracting with a franchised collector or (2) self-hauling and disposing of refuse created, without compensation, in a manner consistent with State requirements (Title 14 of the California Code of Regulations Section 17331), and Section 521-4 of this Code.

62.5.3.6.3 Composting shall be done in containers, actively managed to minimize odors and reduce attraction to vermin, and located at least 25 feet away from living units.

62.5.3.7 Open Space

A minimum area of 1,500 net square feet per acre of Emergency Housing Village shall be provided and improved for recreation and open space to be used for shared lawns, gardens, patios, etc.

ALTERNATIVE 2 (Replaces 62.5.3.7 above)

62.5.3.7 Common Recreation and Open Space

A minimum area of 2,000 net square feet per acre of Emergency Housing Village shall be provided and improved for open space in conjunction with the development to be used for shared lawns, gardens, patios, etc. A maximum of twenty-five percent (25%) of this area can be used to create common buildings for recreation, workspace, and/or storage.

62.5.3.8 Common Facilities

On-site common facilities providing, but not limited to, a shared kitchen area, and shared bathroom and sanitary facilities, supporting the Emergency Housing Villages are required.

62.5.3.8.1 Emergency Housing Villages shall provide on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water.

ALTERNATIVE 3

62.5.3.8.2 The use of the on-site common facilities shall be limited exclusively to the occupants of the Emergency Housing Village, any personnel involved in operating the housing, and other emergency personnel.

EMERGENCY HOUSING VILLAGE - INLAND

62.5.3.8.2 Common bathroom facilities shall be provided with at least one toilet for every four (4) sleeping units, and at least one bathing facility for every eight (8) sleeping units.

62.5.3.8.3 Lavatories with running water shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.

62.5.3.8.4 Bathing facilities shall be provided with heating equipment which shall be capable of maintaining a temperature of 70 degrees F (21.0 degrees Celsius) within such facilities.

62.5.3.8.5 A separate kitchen area shall be equipped and maintained as a common use kitchen. Refrigerated storage shall be provided for safe storage of food.

62.5.3.8.6 Emergency Housing Villages shall have a property manager who shall be responsible for providing routine maintenance to the common facilities; and common use facilities shall be maintained in a safe and sanitary condition, and free from vermin, vectors, and other matter of an infectious or contagious nature. Common use facilities shall not be occupied if a substandard condition exists.

62.5.3.8.7 Potable drinking water shall be provided for all occupants, where connection to Public Water System (as defined in Section 116275 of the California Safe Drinking Water Act) is not available.

62.5.4 Emergency Dependent Unit Villages

Emergency Dependent Unit Villages allow for Emergency Sleeping Cabins, which are not equipped with a kitchen area, toilet, and sewage disposal system. Emergency Sleeping Cabins in Emergency Dependent Unit Villages shall meet the minimum requirements of the California Building Code, Appendix P104 *Emergency Sleeping Cabins* and California Residential Code, Appendix AZ104 *Emergency Sleeping Cabins*, or subsequent appendix, unless otherwise stated in this Section 314-62.4 of the HCC.

62.5.4.1 Types and Number of Structures

Groups of three (3) or more Emergency Sleeping Cabins as emergency housing in an Emergency Dependent Unit Village. The number of units is subject to limitations of the site.

62.5.4.2 General Provisions

62.5.4.2.1 Zones Where Emergency Dependent Unit Villages are Principally Permitted

Emergency Dependent Unit Villages are principally permitted in Residential Multiple Family (R-3), Apartment Professional (R-4), and Mixed Use Urban (MU-

EMERGENCY HOUSING VILLAGE - INLAND

1); except where a Special Permit is otherwise required in section 62.4.1.3 for Development Standards.

62.5.4.2.2 Conditionally Permitted Emergency Dependent Unit Villages

Emergency Dependent Unit Villages that meets the requirements of this Section are permitted with a Use Permit in Neighborhood Commercial (C-1); Community Commercial (C-2); Highway Service Commercial (CH); Residential Suburban (RS); Residential Two Family (R-2); Mixed Use Rural (MU-2); Limited Industrial (ML); and Heavy Industrial (MH); and Unclassified (U) with a land use designation of Residential-Medium Density (RM), Commercial General (CG) or Commercial Services (CS).

62.5.4.3 Development Standards

Emergency Dependent Unit Villages are required to meet the development standards in Section 62.4.3 in addition to the following:

62.5.4.3.1 The parking area for an Emergency Sleeping Cabin shall include a compacted structural base capable of supporting the weight of the Emergency Sleeping Cabin.

62.5.5 Alternative Lodge Parks

Alternative Lodge Parks will provide spaces for occupancy that are flexible allowing a broad range of housing types. The range of allowable housing types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses, cars and temporary camping facilities (tents, yurts and other membrane structures).

62.5.5.1 Types and Number of Structures

A combination of a minimum of two (2) sleeping units as emergency housing on a single parcel under one ownership. The range of allowable housing types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses, cars and temporary camping facilities (tents, yurts and other membrane structures). The maximum number of units per acre for any Alternative Lodge Park will be determined by the Planning Commission based on site conditions.

62.5.5.2 General Provisions

62.5.5.2.1 Conditionally Permitted Alternative Lodge Parks

An Alternative Lodge Park that meets the requirements of this Section is permitted with a Use Permit in Residential Multiple Family (R-3); Apartment Professional (R-4); Community Commercial (C-2); Highway Service Commercial (CH); Mixed Use Rural (MU-2); Limited Industrial (ML); Heavy Industrial (MH)

EMERGENCY HOUSING VILLAGE - INLAND

zones; and Unclassified (U) with a land use designation of Residential-Medium Density (RM), Commercial General (CG) or Commercial Services (CS).

62.4.5.3 Development Standards

Alternative Lodge Parks are required to meet the development standards in Section 62.5.3 in addition to the following:

62.5.5.3.1 Alternative Lodge Parks shall be located only where connection to water and sewer is available.

62.5.5.3.2 Spaces provided for sleeping units and internal circulation shall be sufficient space for ingress and egress for emergency access.

62.5.5.3. Tents, Yurts and Membrane Structures

Tents, yurts and membrane structures within an Alternative Lodge Park shall meet the minimum requirements of the 2022 CRC, Appendix AZ Section AZ106 *Tents and Membrane Structures*; except for where a minimum of 50 degrees Fahrenheit is required for tents to be considered a suitable sleeping place.

62.5.6 Removal of Emergency Housing Village Sites

In the case that the local Shelter Crisis Declaration is no longer effective, it shall be the responsibility of the operator to clean up the site and remove all infrastructure that does not meet California Building Standards Code within 90 days of the expiration date of the Shelter Crisis Declaration. Any on-site wastewater treatment systems to be abandoned shall be destroyed.

EMERGENCY HOUSING VILLAGE - INLAND

SECTION 4. DEFINITIONS

Sections 314-136 and 314-140 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

Add:

314-136 DEFINITIONS (A)

Alternative Lodge Park: An Alternative Lodge Park provides spaces for occupancy allowing a broad range of housing types during a local emergency housing crisis. The range of allowable dwelling types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses, cars and temporary camping facilities (tents, yurts and membrane structures).

314-140 DEFINITIONS (E)

Emergency Dependent Unit Village: An Emergency Dependent Unit Village is a grouping of three (3) or more Emergency Sleeping Cabins that are not equipped with a kitchen area, toilet, or sewage disposal system. An Emergency Dependent Unit Village shall contain separate on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water.

Emergency Housing Villages: Emergency Housing Villages allow for a broad range of housing types as emergency housing. This includes Emergency Dependent Unit Villages, and Alternative Lodge Parks, and is allowable under Government Code 8698.4 addressing emergency housing upon declaration of a shelter crisis.

Emergency Sleeping Cabin: An Emergency Sleeping Cabin is a hard-roof and sided structure providing a room for living and sleeping, not equipped with a kitchen area, toilet, and sewage disposal system, and is allowable as emergency housing under Government Code 8698.4 addressing emergency housing upon declaration of a shelter crisis. Emergency Sleeping Cabins shall meet the minimum requirements of the California Building Code (CBC), Appendix P104 *Emergency Sleeping Cabins* and California Residential Code (CRC), Appendix AZ104 *Emergency Sleeping Cabins*, or subsequent appendix.

SECTION 4. ZONING TABLES

Sections 314-2.1, 314-2.2, 314-2.4, 314-3.2, 314-3.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, and 314-9.2 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

314-2 Commercial Zone Districts

EMERGENCY HOUSING VILLAGE - INLAND

314-2.1 C-1: Neighborhood Commercial

<u>314-2.1</u>	C-1: NEIGHBORHOOD COMMERCIAL
Principal Permitted Uses	
Social halls, fraternal and social organizations, and clubs.	
Professional and business offices, and commercial instruction.	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries.	
Sales of used and secondhand goods when appurtenant to any of the foregoing.	
Caretaker’s residence which is incidental to and under the same ownership as an existing commercial use. (Added by Ord. <u>2166</u> , Sec. 14, 4/7/98)	
Within Housing Opportunity Zones, multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated “Principally Permitted” or “Conditionally Permitted” in the C-1 Zone.	
Emergency shelters.	
Uses Permitted with a Special Permit	
Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated “Principally Permitted” or “Conditionally Permitted” in the C-1 Zone. (Added by Ord. <u>2313A</u> 12/16/2003, Amended by Ord. 2335_12/14/2004)	

EMERGENCY HOUSING VILLAGE - INLAND

<u>314-2.1</u>	C-1: NEIGHBORHOOD COMMERCIAL
Single Room Occupancy Facilities which are conversions of existing buildings	
Uses Permitted with a Use Permit	
Manufactured homes, hotels, motels, boarding and rooming houses, <u>emergency dependent unit villages</u> , and manufactured home parks.	
Small animal hospitals completely enclosed within a building.	
Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses.	
Private institutions where specifically allowed by the General Plan. (Amended by Ord. <u>2161</u> on 3/3/98)	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the C-1 zone.	

314-2.2 C-2: Community Commercial

<u>314-2.2</u>	C-2: COMMUNITY COMMERCIAL
Principal Permitted Uses	
Social halls, fraternal and social organizations, and clubs.	
Professional and business offices, and commercial instruction.	

EMERGENCY HOUSING VILLAGE - INLAND

<u>314-2.2</u>	C-2: COMMUNITY COMMERCIAL
<p>Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries. (From Section INL#314-34(a)(3))</p>	
<p>Caretaker’s residence which is incidental to and under the same ownership as an existing commercial use. (From Section INL#314-34(a)(5); Added by Ord. <u>2166</u>, Sec. 14, 4/7/98)</p>	
<p>Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses. (From Section INL#314-34(b)(3); Ord. <u>1086</u>, Sec. 8, 7/13/76)</p>	
<p>Within Housing Opportunity Zones multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated “Principally Permitted” or “Conditionally Permitted” in the C-2 Zone.</p>	
<p>Emergency shelters. (Amended by Ord. <u>2472</u>, Sec. 1, 2/14/12).</p>	
<p>Uses Permitted with a Special Permit</p>	
<p>Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated “Principally Permitted” or “Conditionally Permitted” in the C-2 Zone. (Added by Ord. <u>2313A</u>, 12/16/2003, Amended by Ord <u>2235</u>, 12/14/2004)</p>	

EMERGENCY HOUSING VILLAGE - INLAND

<u>314-2.2</u>	C-2: COMMUNITY COMMERCIAL
Single room occupancy facilities which are conversions of existing buildings. (Amended by Ord. <u>2472</u> , Sec. 1, 2/14/12)	
Uses Permitted with a Use Permit	
Hotels, motels, boarding and rooming houses, <u>emergency dependent unit villages</u> , <u>alternative lodge parks</u> , and manufactured home parks.	
Small animal hospitals completely enclosed within a building.	
Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing, lithographing and major auto repair. (Amended by Ord. <u>1848</u> , Sec. 14, 9/13/88)	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the C-2 zone.	

314-2.4 CH: Highway Service Commercial

314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
Principal Permitted Uses	
Hotels and motels.	
Car washes.	
Nurseries and greenhouses.	
Amusement parks and commercial recreational facilities.	
Social halls, fraternal and social organizations, and clubs. (From Section INL#314-34(a)(1))	

EMERGENCY HOUSING VILLAGE - INLAND

<p>314-2.4</p>	<p>CH: HIGHWAY SERVICE COMMERCIAL</p>
<p>Professional and business offices, and commercial instruction. (From Section INL#314-34(a)(2))</p>	
<p>Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries. (From Section INL#314-34(a)(3))</p>	
<p>Caretaker’s Residence which is incidental to and under the same ownership as an existing commercial use. (From Section INL#314-34(a)(5); Added by Ord. <u>2166</u>, Sec. 14, 4/7/98)</p>	
<p>Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses. (From Section INL#314-34(b)(3))</p>	
<p>Within Housing Opportunity Zones multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated “Principally Permitted” or “Conditionally Permitted” in the C-H Zone</p>	
<p style="text-align: center;">Uses Permitted with a Special Permit</p>	
<p>Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated “Principally Permitted” or “Conditionally Permitted” in the CH Zone, as well as</p>	

EMERGENCY HOUSING VILLAGE - INLAND

314-2.4	CH: HIGHWAY SERVICE COMMERCIAL
emergency shelters outside areas mapped to specifically allow emergency shelters as a principally permitted use.. (Added by Ord. <u>2313A</u> , 12/16/2003, Amended by Ord. <u>2335</u> , 12/14/04)	
Single Room Occupancy Facilities which are conversions of existing buildings	
Uses Permitted with a Use Permit	
Small animal hospitals and kennels.	
Special occupancy parks, <u>emergency dependent unit villages</u> , and <u>alternative lodge parks</u> .	
Dwellings, manufactured homes, manufactured home parks and boarding and rooming houses.	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the CH zone.	

314-3 Industrial Use Regulations

314-3.2 ML: Limited Industrial

<u>314-3.2</u>	ML: LIMITED INDUSTRIAL
Principal Permitted Uses	
Small animal hospitals completely enclosed within a building. (From Section INL#314-37(b)(2); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters'	

EMERGENCY HOUSING VILLAGE - INLAND

<u>314-3.2</u>	ML: LIMITED INDUSTRIAL
and decorators' yards, plumbing shops, printing, lithographing and major auto repair. (From Section INL#314-37(b)(3); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
Administrative, business and professional offices. (From Section INL#314-43(a)(2))	
Manufacturing of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories. (From Section INL#314-43(a)(3))	
Emergency shelters.	
Uses Permitted with a Special Permit	
Single room occupancy facilities which are conversions of existing buildings.	
Uses Permitted with a Use Permit	
Dwellings, accessory dwelling units, manufactured homes, hotels, motels, manufactured home parks, <u>emergency dependent unit villages, and alternative lodge parks.</u> (Amended by Ord. <u>2335</u> , 12/14/04)	
Animal hospitals and kennels.	
Animal feed and sales yards.	
Manufacture of furniture, finished paper and paper products.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the ML zone.	

314-3.3 MH: Limited Industrial

EMERGENCY HOUSING VILLAGE - INLAND

<u>314-3.3</u>	MH: HEAVY INDUSTRIAL
Principal Permitted Uses	
Small animal hospitals completely enclosed within a building. (From Section INL#314-37(b)(2); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing, lithographing and major auto repair. (From Section INL#314-37(b)(3); Ord. <u>1086</u> , Sec. 8, 7/13/76)	
Administrative, business and professional offices. (From Section INL#314-43(a)(2))	
Manufacturing of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories. (From Section INL#314-43(a)(3))	
Animal hospitals and kennels. (From Section INL#314-43(b)(2))	
Animal feed and sales yards. (From Section INL#314-43(b)(3))	
Manufacture of furniture, finished paper and paper products. (From Section INL#314-43(b)(4))	
Industrial manufacturing uses, except as provided in the following subsection, Uses Permitted with a Use Permit.	
Uses Permitted with a Special Permit	
Single room occupancy facilities which are conversions of existing buildings.	
Uses Permitted with a Use Permit	

EMERGENCY HOUSING VILLAGE - INLAND

<u>314-3.3</u>	MH: HEAVY INDUSTRIAL
Dwellings, accessory dwelling units, manufactured homes, hotels, motels, emergency shelters, manufactured home parks, <u>emergency dependent unit villages, alternative lodge parks</u> , and special occupancy parks. (Amended by Ord. <u>2335</u> , 12/14/04)	
All uses except: One-family dwellings; general agriculture; rooming and boarding of not more than two (2) persons; and manufactured homes. (Former Sections 314-2(c); 314-2(b)(1-4) and 314-46(b)(2))	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MH zone.	

314-6 Residential Zone Districts

314-6.4 R-3: Residential Multiple Family

<u>314-6.4</u>	R-3: RESIDENTIAL MULTIPLE FAMILY
Principal Permitted Uses	
Two-family dwellings. (Amended by Ord. <u>2166</u> , 4/7/98)	
Accessory dwelling unit.	
Dwelling groups and multiple dwellings containing four or fewer units per building. (Amended by Ord. <u>2313A</u> , 12/16/03)	
<u>Emergency dependent unit villages with connection to public water and sewer.</u>	
Keeping of no more than two (2) household pets for each dwelling unit.	
Emergency shelters.	
Single room occupancy facilities.	

EMERGENCY HOUSING VILLAGE - INLAND

<u>314-6.4</u>	R-3: RESIDENTIAL MULTIPLE FAMILY
<u>Uses Permitted with a Special Permit</u>	
<u>Emergency dependent unit villages with no connection to public water and sewer.</u>	
Uses Permitted with a Use Permit	
Hotels, motels, manufactured home parks, <u>alternative lodge parks</u> , and rooming and boarding houses. (Amended by Ord. <u>2335</u> , 12/14/04)	
Private institutions.	
Professional offices.	
One-family dwellings and accessory dwelling units where it can be shown that the property could be developed in the future with multifamily dwellings. The Hearing Officer may require submittal of a development plan which shows how the multifamily dwelling units could be sited on the property in conformance with County requirements. (Added by Ord. <u>2166</u> , Sec. 12, 4/7/98)	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-3 Zone.	

314-6.5 R-4: Apartment Professional Zone

314-6.5	R-4: APARTMENT PROFESSIONAL
Principal Permitted Uses	
Two-family dwellings and multiple dwellings, accessory dwelling units accessory to multifamily dwellings, and dwelling groups. (Amended by Ord. <u>2166</u> , Sec. 13, 4/7/98)	
<u>Emergency dependent unit villages with connection to public water and sewer.</u>	
Professional and business offices.	

EMERGENCY HOUSING VILLAGE - INLAND

314-6.5	R-4: APARTMENT PROFESSIONAL
Commercial instruction.	
Boarding and rooming houses.	
Keeping of no more than two (2) household pets for each dwelling unit.	
Manufactured home parks.	
Single room occupancy facilities.	
Uses Permitted with a Special Permit	
<u>Emergency dependent unit villages with no connection to public water and sewer.</u>	
Uses Permitted with a Use Permit	
Hotels, motels, <u>alternative lodge parks</u> , and emergency shelters. (Amended by Ord. <u>2335</u> , 12/14/04)	
Private institutions.	
Social halls and fraternal and social organizations.	
Noncommercial recreation facilities.	
Mortuaries.	
Small animal hospitals completely enclosed within a building.	
One-family dwellings where it can be shown that the property could be developed in the future with multifamily dwellings. The Hearing Officer may require submittal of a development plan which shows how the multifamily dwelling units could be sited on the property in conformance with County requirements. (Added by Ord. <u>2166</u> , Sec. 13, 4/7/98)	

EMERGENCY HOUSING VILLAGE - INLAND

314-6.5	R-4: APARTMENT PROFESSIONAL
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-4 zone.	

314-8 Unclassified Zone

314-8.1 U: Unclassified Zone

<u>314-8.1</u>	U: UNCLASSIFIED ZONE
Principal Permitted Uses	
One family dwelling.	
Accessory dwelling unit.	
General agriculture.	
Rooming, and boarding of not more than two (2) persons.	
Manufactured home.	
Uses Permitted with a Use Permit	
<u>Emergency dependent unit villages and alternative lodge parks with a land use designation of Residential-Medium Density (RM), Commercial General (CG) or Commercial Services (CS).</u>	
All other uses not specified in the subsection, Principal Permitted Uses, may be permitted upon the granting of a Use Permit.	

314-9 Mixed Use Zone Districts

314-9.1 MU-1: Mixed Use (Urban)

EMERGENCY HOUSING VILLAGE - INLAND

314-9.1	MU1: MIXED USE (URBAN)
Use Type	Principal Permitted Use
Residential Use Types	Two (2) Family Dwellings and Multiple Dwellings and Dwelling Groups Single-Family Residential Accessory Dwelling Unit <u>Emergency dependent unit villages with connection to public water and sewer</u> Guest House Emergency Shelter
Commercial Use Types	Neighborhood Commercial Retail Sales and Retail Services Transient Habitation Office and Professional Service Bed and Breakfast Establishment; Subject to the Bed and Breakfast Establishment Regulations Commercial and Private Recreation
Civic Use Types	Minor Utilities Essential Services Conducted Entirely Within an Enclosed Building Community Assembly Public and Parochial Parks, Playgrounds and Playing Fields Noncommercial Recreation
Industrial Use Types	Cottage Industry; Subject to the Cottage Industry Regulations

EMERGENCY HOUSING VILLAGE - INLAND

314-9.1	MU1: MIXED USE (URBAN)
<u>Use Type</u>	<u>Special Permitted Use</u>
<u>Residential Use Types</u>	<u>Emergency dependent unit villages with no connection to public water and sewer</u>
Use Type	Conditionally Permitted Use
Civic Use Types	Public Recreation and Open Space Minor Generation and Distribution Facilities
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MU zone.

314-9.2 MU-2: Mixed Use (Rural)

314-9.2	MU2: MIXED USE (RURAL)
Use Type	Principal Permitted Use
Residential Use Types	Two (2) Family Dwellings Single-Family Residential Accessory Dwelling Unit Guest House Emergency Shelter

EMERGENCY HOUSING VILLAGE - INLAND

314-9.2	MU2: MIXED USE (RURAL)
Commercial Use Types	Neighborhood Commercial Retail Sales and Retail Services Office and Professional Service Bed and Breakfast Establishment; Subject to the Bed and Breakfast Establishment Regulations Commercial and Private Recreation
Civic Use Types	Minor Utilities Essential Services Conducted Entirely Within an Enclosed Building Community Assembly Public and Parochial Parks, Playgrounds and Playing Fields Noncommercial Recreation
Industrial Use Types	Cottage Industry; Subject to the Cottage Industry Regulations
Agricultural Use Types	General Agriculture
Use Type	Conditionally Permitted Use
Residential Use Types	Multiple Dwellings Containing Four (4) or Fewer Units per Building Manufactured Home Parks <u>Emergency Dependent Unit Villages</u> <u>Alternative Lodge Parks</u>
Commercial Use Types	Heavy Commercial Transient Habitation
Civic Use Types	Public Recreation and Open Space

EMERGENCY HOUSING VILLAGE - INLAND

314-9.2	MU2: MIXED USE (RURAL)
	Minor Generation and Distribution Facilities
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MU zone.

SECTION 6. EFFECTIVE DATE.

This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED AND ADOPTED this _____ day of _____, 2024, on the following vote, to wit:

AYES: Supervisors:

NAYS: Supervisors:

ABSENT: Supervisors:

ABSTAIN: Supervisors:

STEVE MADRONE, CHAIRPERSON,

HUMBOLDT COUNTY BOARD OF SUPERVISORS

EMERGENCY HOUSING VILLAGE - INLAND

(SEAL)

ATTEST:

Kathy Hayes, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By: _____

Nicole Turner, Deputy Clerk

Date:

ATTACHMENT 6

**Ordinance No. _____, allowing Emergency Housing Villages by adding sections 313-62.5, and amending sections 313-136, and 313-140 and related tables in Chapter 3 of Division 1 of Title III of the County Code, Coastal Zoning Code.
(Coastal Emergency Housing Village Ordinance)**

ORDINANCE AMENDING TITLE III, DIVISION 1, CHAPTER 3 OF THE HUMBOLDT COUNTY CODE

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. PURPOSE OF AMENDMENTS TO THE ZONING REGULATION

The Humboldt County 2019 Housing Element includes Implementation Measure H-IM58 creating provisions for Alternative Lodge Parks to allow spaces for occupancy that are flexible allowing a broad range of housing types. This ordinance will allow for Emergency Housing Villages to encourage the development of new low-cost housing development and allow a broad range of housing types for occupancy as emergency housing. This ordinance amends the zoning regulations to allow new housing configurations (Emergency Housing Villages including Emergency Dependent Unit Villages and Alternative Lodge Parks) as permitted housing types, and specifies objective performance standards for each to protect public health and safety.

SECTION 2. EMERGENCY HOUSING VILLAGES

Add Section 313-62.5 creating and setting standards for types of Emergency Housing Villages allowed as emergency housing in Title III, Division 1, Chapter 4 of the Humboldt County Code as follows (additions are shown in underline text):

313-62.5 Emergency Housing Villages

The purpose of these regulations is to allow a broad range of housing types for occupancy as emergency housing. This section allows for Emergency Housing Villages including Emergency Dependent Unit Villages and Alternative Lodge Parks, and is allowable under Government Code Chapter 7.8 – Shelter Crisis, Section 8698.4 addressing emergency housing upon declaration of a shelter crisis. All units allowed under this section for Emergency Housing Villages shall meet the minimum requirements of the California Building Code (CBC), Appendix P *Emergency Housing* and California Residential Code (CRC), Appendix AZ *Emergency Housing*, or subsequent appendix, unless otherwise stated in this Code. All units that only meet the minimum building standards for *Emergency Housing* are only allowable during an active shelter crisis declaration.

62.5.1 Applicability

This section applies to any facility for persons experiencing homelessness for the duration of the shelter crisis.

62.5.2 Operating Standards

Emergency Housing Villages shall be operated by a government agency, religious institution, nonprofit charitable organization, or private nonprofit organization.

62.4.2.1 No individual or household shall be denied shelter because of inability to pay.

62.5.3 General Development Standards

All Emergency Housing Villages are subject to the following development standards:

62.5.3.1 Water and Wastewater

62.5.3.1.1 Emergency Housing Villages within Urban Service Areas shall connect to public water and wastewater systems where those services are available.

62.5.3.1.2 Where connection to public water or wastewater system is not available, Emergency Housing Villages will require a Special Permit, and shall be served by on-site wastewater treatment that meets County Code and Public Water Systems (as defined in Section 116275 of the California Safe Drinking Water Act) that meet State requirements.

62.5.3.2 Energy

The source of electricity may be connection to grid power, an emergency generator or renewable source of power such as solar.

ALTERNATIVE 1 (Replaces 62.5.3.2 above)

62.5.3.2 Energy

The source of electricity may be connection to grid power or permitted renewable source of power.

62.5.3.3 Access

Emergency Housing Villages shall be located on a Category 4 road and a Category 2 driveway. The road and driveway shall have a minimum width of 20 feet for Fire Safe Regulations.

62.5.3.4 Identification

Emergency housing spaces shall be designated by address numbers, letters, or other suitable means of identification. The identification shall be in a conspicuous location facing the street or driveway fronting the building or structure. Each identification character shall be not less than 4 inches (102 mm) in height and not less than 0.5 inch (12.7 mm) in width, installed/painted on a contrasting background.

62.5.3.5 Parking

There is no minimum parking requirement.

62.5.3.6 Waste Removal and Composting

62.4.3.6.1 One or more areas shall be set aside for enclosed trash, source separated organics and recycling containers. If a waste service is used, the areas must be directly accessible for garbage and recycling trucks.

62.5.3.6.2 The property owner of record is responsible for the satisfactory removal of all refuse accumulated at the Village by either (1) contracting with a franchised collector or (2) self-hauling and disposing of refuse created, without compensation, in a manner consistent with State requirements (Title 14 of the California Code of Regulations Section 17331), and Section 521-4 of this Code.

62.5.3.6.3 Composting shall be done in containers, actively managed to minimize odors and reduce attraction to vermin and located at least 25 feet away from living units.

62.5.3.7 Open Space

A minimum area of 1,500 net square feet per acre of Emergency Housing Village shall be provided and improved for recreation and open space to be used for shared lawns, gardens, patios, etc.

ALTERNATIVE 2 (Replaces 62.5.3.7 above)

62.5.3.7 Common Recreation and Open Space

A minimum area of 2,000 net square feet per acre of Emergency Housing Village shall be provided and improved for open space in conjunction with the development to be used for shared lawns, gardens, patios, etc. A maximum of twenty-five percent (25%) of this area can be used to create common buildings for recreation, workspace, or storage.

62.5.3.8 Common Facilities

On-site common facilities providing, but not limited to, a shared kitchen area, and shared bathroom and sanitary facilities, supporting the Emergency Housing Villages are required.

62.5.3.8.1 Emergency Housing Villages shall provide on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water.

ALTERNATIVE 3

62.5.3.8.2 The use of the on-site common facilities shall be limited exclusively to the occupants of the Emergency Housing Village, any personnel involved in operating the housing, and other emergency personnel.

62.5.3.8.2 Common bathroom facilities shall be provided with at least one toilet for every four (4) sleeping units, and at least one bathing facility for every eight (8) sleeping units.

62.5.3.8.3 Lavatories with running water shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.

62.5.3.8.4 Bathing facilities shall be provided with heating equipment which shall be capable of maintaining a temperature of 70 degrees F (21.0 degrees Celsius) within such facilities.

62.5.3.8.5 A separate kitchen area shall be equipped and maintained as a common use kitchen. Refrigerated storage shall be provided for safe storage of food.

62.5.3.8.6 Emergency Housing Villages shall have a property manager who shall be responsible for providing routine maintenance to the common facilities; and common use facilities shall be maintained in a safe and sanitary condition, and free from vermin, vectors, and other matter of an infectious or contagious nature. Common use facilities shall not be occupied if a substandard condition exists.

62.5.3.8.7 Potable drinking water shall be provided for all occupants, where connection to Public Water System (as defined in Section 116275 of the California Safe Drinking Water Act) is not available.

62.5.4 Emergency Dependent Unit Villages

Emergency Dependent Unit Villages allow for Emergency Sleeping Cabins, which are not equipped with a kitchen area, toilet, and sewage disposal system. Emergency Sleeping Cabins in Emergency Dependent Unit Villages shall meet the minimum requirements of the California Building Code, Appendix P104 *Emergency Sleeping Cabins* and California Residential Code, Appendix AZ104 *Emergency Sleeping Cabins*, or subsequent appendix, unless otherwise stated in this Section 313-62.4 of the HCC.

62.5.4.1 Types and Number of Structures

Groups of three (3) or more Emergency Sleeping Cabins as emergency housing in an Emergency Dependent Unit Village. The number of units is subject to limitations of the site.

62.5.4.2 General Provisions

62.5.4.2.1 Zones Where Emergency Dependent Unit Villages are Principally Permitted with a Coastal Development Permit

Emergency Dependent Unit Villages are principally permitted with a Coastal Development Permit in Residential Multi-Family (RM) at a density no greater than allowed in the adopted zoning maps; except where a Special Permit is otherwise required in Section 62.5.3 for Development Standards or other HCC.

62.5.4.2.2 Zones Where Emergency Dependent Unit Villages Are Conditionally Permitted with a Coastal Development Permit

An Emergency Dependent Unit Village that meets the requirements of this section is permitted with a Conditional Use Permit and Coastal Development Permit in Mixed Residential (R2).

62.5.4.3 Development Standards

Emergency Dependent Unit Villages are required to meet the development standards in Section 62.4.3 in addition to the following:

62.5.4.3.1 The parking area for an Emergency Sleeping Cabin shall include a compacted structural base capable of supporting the weight of the Emergency Sleeping Cabin.

62.5.5 Alternative Lodge Parks

Alternative Lodge Parks will provide spaces for occupancy that are flexible allowing a broad range of housing types. The range of allowable housing types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses, cars and temporary camping facilities (tents, yurts and other membrane structures).

62.5.5.1 Types and Number of Structures

A combination of a minimum of two (2) sleeping units as emergency housing on a single parcel under one ownership. The range of allowable housing types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses, cars and temporary camping facilities (tents, yurts and other membrane structures). The maximum number of units per acre for any Alternative Lodge Park will be determined by the Planning Commission based on site conditions.

62.5.5.2 General Provisions

62.5.5.2.1 Conditionally Permitted Alternative Lodge Parks with a Coastal Development Permit

An Alternative Lodge Park that meets the requirements of this Section is permitted with a Conditional Use Permit and Coastal Development Permit in Residential Multi-Family (RM) at a density no greater than allowed in the adopted zoning maps, and Mixed Residential (R2).

62.5.5.3 Development Standards

Alternative Lodge Parks are required to meet the development standards in Section 62.5.3 in addition to the following:

62.5.5.3.1 Alternative Lodge Parks shall be located only where connection to water and sewer is available.

62.5.5.3.2 Spaces provided for sleeping units and internal circulation shall be sufficient space for ingress and egress for emergency access.

62.5.5.3.3 Tents, Yurts and Membrane Structures

Tents, yurts and membrane structures within an Alternative Lodge Park shall meet the minimum requirements of the 2022 CRC, Appendix AZ Section AZ106 Tents and Membrane Structures; except for where a minimum of 50 degrees Fahrenheit is required for tents to be considered a suitable sleeping place.

62.5.6 Removal of Emergency Housing Village Sites

In the case that the local Shelter Crisis Declaration is no longer effective, it shall be the responsibility of the operator to clean up the site and remove all infrastructure that does not meet California Building Standards Code within 90 days of the expiration date of the Shelter Crisis Declaration. Any on-site wastewater treatment systems to be abandoned shall be destroyed.

DRAFT

SECTION 3. DEFINITIONS

Sections 313-136 and 313-140 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

Add:

313-136 DEFINITIONS (A)

Alternative Lodge Park: An Alternative Lodge Park provides spaces for occupancy allowing a broad range of housing types during a local emergency housing crisis. The range of allowable dwelling types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses, cars and temporary camping facilities (tents, yurts and membrane structures).

313-140 DEFINITIONS (E)

Emergency Dependent Unit Village: An Emergency Dependent Unit Village is a grouping of three (3) or more Emergency Sleeping Cabins that are not equipped with a kitchen area, toilet, or sewage disposal system. An Emergency Dependent Unit Village shall contain separate on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water.

Emergency Housing Villages: Emergency Housing Villages allow for a broad range of housing types as emergency housing. This includes Emergency Dependent Unit Villages, and Alternative Lodge Parks, and is allowable under Government Code 8698.4 addressing emergency housing upon declaration of a shelter crisis.

Emergency Sleeping Cabin: An Emergency Sleeping Cabin is a hard-roof and sided structure providing a room for living and sleeping, not equipped with a kitchen area, toilet, and sewage disposal system, and is allowable as emergency housing under Government Code 8698.4 addressing emergency housing upon declaration of a shelter crisis. Emergency Sleeping Cabins shall meet the minimum requirements of the California Building Code (CBC), Appendix P104 *Emergency Sleeping Cabins* and California Residential Code (CRC), Appendix AZ104 *Emergency Sleeping Cabins*, or subsequent appendix.

SECTION 4. ZONING TABLES

Sections 316-6.2, and 313-6.3 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

313-6 Residential Zone Districts

313-6.2 RM: Residential Multi-Family

313-6.2	R2: Multi-Family	
Principal Permitted Use		
Residential Multi-Family Principal Permitted Use (See Section 313-163.1.9 for description)		
313-163.1.9 The Residential Multifamily Principally Permitted Use includes the following uses: Multifamily Residential, <u>Emergency Dependent Unit Village</u> , Accessory Dwelling Unit, Group Residential, and Minor Utilities to serve these uses.		
Conditionally Permitted Use		
Residential Use Types	Single Family Residential	
	<u>Alternative Lodge Park</u>	
	Manufactured Home Park; subject to the Manufactured Home Park Regulations	
Civic Use Types	Essential Services	
	Community Assembly	
	Public Recreation and Open Space	
	Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations	
	Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations	
Commercial Use Types	Bed and Breakfast Establishments; subject to the Bed and Breakfast Establishment Regulations	
	Transient Habitation	

EMERGENCY HOUSING VILLAGE - COASTAL

313-6.2	R2: Multi-Family	
		Private Recreation
		Neighborhood Commercial
		Office and Professional Service
		Private Institution
Natural Resource Use Type		Fish and Wildlife Management
		Watershed Management
		Wetland Restoration
		Coastal Access Facilities

313-6.3 R2: Mixed Residential

313-6.3	R2: Mixed Residential	
Principal Permitted Use		
Mixed Residential Principal Permitted Use (See Section 313-163.1.9 for description)		
<p>313-163.1.9 The Mixed Residential Principally Permitted Use includes the following uses: Single-Family Residential, Accessory Dwelling Unit, Multifamily Residential (Duplex only), Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses.</p>		
Conditionally Permitted Use		
Residential Use Types		Manufactured Home Park; subject to the Manufactured Home Park Regulations
		Guest House

313-6.3	R2: Mixed Residential
	<u>Emergency Dependent Unit Village</u>
	<u>Alternative Lodge Park</u>
Civic Use Types	Essential Services
	Community Assembly
	Public Recreation and Open Space
	Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations
	Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations
	Minor Generation and Distribution Facilities
Commercial Use Types	Bed and Breakfast Establishments; subject to the Bed and Breakfast Establishment Regulations
	Neighborhood Commercial
	Private Institution
	Private Recreation
Commercial Timber Use Type	Timber Production
Industrial Use Types	Cottage Industry; subject to the Cottage Industry Regulations
Extractive Use Type	Surface Mining - 2; subject to the Surface Mining Regulations

313-6.3	R2: Mixed Residential	
Natural Resource Use Type	Fish and Wildlife Management	
	Watershed Management	
	Wetland Restoration	
	Coastal Access Facilities	

SECTION 5. EFFECTIVE DATE.

This ordinance shall become effective immediately upon certification by the Coastal Commission unless modifications to the proposed ordinance are required by the Coastal Commission for certification, in which case they must first be brought back to the Board of Supervisors for consideration at a future public hearing prior to certification by the Coastal Commission.

PASSED AND ADOPTED this 27th day of June 2024, on the following vote, to wit:

- AYES: Supervisors:
- NAYS: Supervisors:
- ABSENT: Supervisors:
- ABSTAIN: Supervisors:

REX BOHN, CHAIRPERSON,
HUMBOLDT COUNTY BOARD OF SUPERVISORS

(SEAL)

ATTEST:

Kathy Hayes, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By: _____
Nicole Turner, Deputy Clerk

Date:

DRAFT

ATTACHMENT 7

2022 California Building Code, Title 24, Part 2 (Volumes 1 & 2) with July Supplement

APPENDIX P
EMERGENCY HOUSING

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION P101
GENERAL

P101.1 Scope. *This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section P102.*

SECTION P102 **DEFINITIONS**

P102.1 General. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

DECLARATION OF SHELTER CRISIS. The duly proclaimed existence of a situation in which a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety. (See Government Code Section 8698.)

DEPENDENT UNIT. Emergency housing not equipped with a kitchen area, toilet, and sewage disposal system. Recreational vehicles that are not self-contained and without utility service connections shall be considered dependent units.

EMERGENCY HOUSING. Housing in a permanent or temporary structure(s), occupied during a declaration of state of emergency, local emergency, or shelter crisis. Emergency housing may include, but is not limited to, buildings and structures constructed in accordance with the California Building Standards Code; and emergency sleeping cabins, emergency transportable housing units, and tents constructed in accordance with this appendix.

EMERGENCY HOUSING FACILITIES. On-site common use facilities supporting emergency housing. Emergency housing facilities include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water. The use of emergency housing facilities is limited exclusively to the occupants of the emergency housing, personnel involved in operating the housing, and other emergency personnel.

EMERGENCY HOUSING SITE. A site containing emergency housing and emergency housing facilities supporting the emergency housing.

EMERGENCY SLEEPING CABIN. Relocatable hard-sided structure constructed in accordance with this appendix, which may be occupied only for emergency housing if allowed by the enforcing agency.

EMERGENCY TRANSPORTABLE HOUSING UNIT. A single or multiple section prefabricated structure that is transportable by a vehicle and that can be installed on a permanent or temporary site in response to a need for emergency housing. Emergency transportable housing units include, but are not limited to, manufactured homes, mobilehomes, multifamily manufactured homes, recreational vehicles, and park trailers. For the purposes of this appendix, emergency transportable housing units may also include commercial modulars as defined in the Health and Safety Code Section 18001.8, if approved by the enforcing agency.

Emergency transportable housing units do not include factory-built housing as defined in the Health and Safety Code Section 19971.

LANDING PLATFORM. A landing provided as the top step of a stairway accessing a loft.

LOCAL EMERGENCY. Local Emergency as defined in the Government Code, Section 8558.

LOFT. A floor level located more than 30 inches (762 mm) above the main floor and open to it on at least one side with a ceiling height of less than 6 feet 8 inches (2032 mm), used as a living or sleeping space.

MANUFACTURED HOME. A structure designed to be used as a single-family dwelling, as defined in the Health and Safety Code, Section 18007.

MEMBRANE STRUCTURE. An air-inflated, air-supported, cable or frame-covered structure, not otherwise defined as a tent. (See Chapter 31 of the California Building Code.)

MOBILEHOME. A structure designed to be used as a single-family dwelling, as defined in the Health and Safety Code, Section 18008.

MULTIFAMILY MANUFACTURED HOME. A structure designed to contain not less than two dwelling units, as defined in the Health and Safety Code, Section 18008.7.

PARK TRAILER. A trailer designed for human habitation that meets all requirements in the Health and Safety Code, Section 18009.3.

RECREATIONAL VEHICLE. A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation, that meets all requirements in the Health and Safety Code, Section 18010.

STATE OF EMERGENCY. State of Emergency as defined in the Government Code, Section 8558.

TENT. A structure, enclosure or shelter, with or without sidewalls or drops, constructed of fabric or pliable material supported by any manner except by air or the contents that it protects.

SECTION P103 **EMERGENCY HOUSING**

P103.1 General. Emergency sleeping cabins, emergency transportable housing units, membrane structures and tents constructed and/or assembled in accordance with this appendix, shall be occupied only during declaration of state of emergency, local emergency, or shelter crisis.

Buildings and structures constructed in accordance with the California Building Standards Code, used as emergency housing, shall be permitted to be permanently occupied.

P103.2 Existing buildings. Existing residential and nonresidential buildings or structures shall be permitted to be used as emergency housing and emergency housing facilities provided such buildings or structures comply with the building code provisions and/or other regulations in effect at the time of original construction and/or alteration. Existing buildings or structures used as emergency housing shall not become or continue to be substandard buildings, as determined by the enforcing agency.

P103.2.1 New additions, alterations, and change of occupancy. New additions, alterations, and change of occupancy to existing buildings shall comply with the requirements of the California Building Standards Code effective at the time of addition, alteration, or change of occupancy. The requirements shall apply only to and/or within the specific area of the addition, alteration, or change of occupancy.

Exception: Existing buildings and structures used for emergency housing and emergency housing facilities may not be required to comply with the California Energy Code, as determined by the enforcing agency.

P103.3 Occupant load. Except as otherwise stated in this appendix, the maximum occupant load allowed in buildings and structures used as emergency housing shall be determined by the enforcing agency, but the interior floor area shall not be less than 70 square feet (6.5 m²) for one occupant. Where more than one person occupies the building/structure, the required floor area shall be increased at the rate of 50 square feet (4.65 m²) for each occupant in excess of one.

Exceptions:

1. Tents.
2. Recreational vehicles and park trailers designed for human habitation that meet the requirements in the Health and Safety Code, Sections 18009.3 and 18010, as applicable.
3. For emergency housing, including emergency sleeping cabins, the minimum interior floor area may be reduced to 53 square feet (4.9 m²) if the enforcing agency determines that 53 square feet (4.9m²) is adequate space for a single-occupancy sleeping unit.

AX103.4 Fire and life safety requirements not addressed in this appendix. If not otherwise addressed in this appendix, fire and life safety measures, including, but not limited to, means of egress, fire separation, fire sprinklers, smoke alarms, and carbon monoxide alarms, shall be determined and enforced by the enforcing agency.

AX103.5 Privacy. Emergency housing shall be provided with a privacy lock on each entrance door and all windows for use by the occupants.

AX103.6 Heating. All sleeping areas shall be provided with adequate heating as determined by the enforcing agency.

SECTION P104
EMERGENCY SLEEPING CABINS

P104.1 General. Emergency sleeping cabins shall have an interior floor area of not less than 70 square feet (6.5 m²) for one occupant. Where more than one person occupies the cabin, the required floor area shall be increased at the rate of 50 square feet (4.65 m²) for each occupant in excess of one. The interior floor area shall not exceed 400 square feet (37 m²), excluding lofts.

P104.2 Live loads. Emergency sleeping cabins shall be designed to resist intrusion of wind, rain, and to support the following live loads:

1. Floor live loads not less than 40 pounds per square foot (1.92 kPa) of floor area.
2. Horizontal live loads not less than 15 pounds per square foot (718 Pa) of vertical wall and roof area.
3. Roof live loads not less than 20 pounds per square foot (958 Pa) of horizontal roof area.
4. In areas where snow loads are greater than 20 pounds per square foot (958 Pa), the roof shall be designed and constructed to resist these additional loads.

P104.3 Minimum ceiling height. Habitable space and hallways in emergency sleeping cabins shall have a ceiling height of not less than 80 inches (2032 mm). Bathrooms, toilet rooms, and kitchens, if provided, shall have a ceiling height of not less than 76 inches (1930 mm). Obstructions shall not extend below these minimum ceiling heights including beams, girders, ducts, lighting and other obstructions.

Exception: Ceiling heights in lofts constructed in accordance with Section P108 are permitted to be less than 80 inches (2032 mm).

P104.4 Means of egress. Emergency sleeping cabins shall be provided with at least two forms of egress placed remotely from each other. One form of egress may be an egress window complying with Section P104.4.1. When a loft is provided, one form of egress shall be an egress window complying with Section P104.4.1, provided in the loft space.

P104.4.1 Egress window. The bottom of the clear opening of the egress window shall not be more than 44 inches (1118 mm) above the floor. The egress window shall have a minimum net clear opening height of 24 inches (610 mm), and a minimum net clear opening width of 20 inches (508 mm). The egress window shall have a minimum net clear opening area of 5 square feet (0.465 m²).

P104.5 Plumbing and gas service. If an emergency sleeping cabin contains plumbing or gas service, it shall comply with all applicable requirements of the California Plumbing Code and the California Mechanical Code.

P104.6 Electrical. Emergency sleeping cabins shall be provided with all of the following installed in compliance with the California Electrical Code:

1. Continuous source of electricity.

Exception: The source of electricity may be an emergency generator or renewable source of power such as solar or wind power.

2. At least one interior lighting fixture.

3. Electrical heating equipment listed for residential use and a dedicated receptacle outlet for the electrical heating equipment.

Exception: Electrical heating equipment and a dedicated receptacle outlet for the electrical heating equipment are not required if non-electrical source of heating is provided.

4. At least one GFCI-protected receptacle outlet for use by the occupant(s).

P104.7 Ventilation. Emergency sleeping cabins shall be provided with means of ventilation (natural and/or mechanical) allowing for adequate air replacement, as determined by the enforcing agency.

P104.8 Smoke alarms. Emergency sleeping cabins shall be provided with at least one smoke alarm installed in accordance with Section R314.

P104.9 Carbon monoxide alarms. If an emergency sleeping cabin contains a fuel-burning appliance(s) or a fireplace(s), a carbon monoxide alarm shall be installed in accordance with Section R315.

SECTION P105 **EMERGENCY TRANSPORTABLE HOUSING UNITS**

P105.1 General. In addition to the requirements in this appendix, manufactured homes, mobilehomes, multifamily manufactured homes, commercial modulares, recreational vehicles, and park trailers used as emergency transportable housing shall comply with all applicable requirements in the Health and Safety Code, Division 13, Part 2; and Title 25, Division 1, Chapter 3, Subchapter 2.

SECTION P106 **TENTS AND MEMBRANE STRUCTURES**

P106.1 General. Tents shall not be used to house occupants for more than 7 days unless such tents are maintained with tight wooden floors raised at least 4 inches (101.6 mm) above the ground level and are equipped with baseboards on all sides to a height of at least 6 inches (152.4 mm). Tents may be maintained with concrete slabs with the finished surface at least 4 inches (101.6 mm) above grade and equipped with curbs on all sides at least 6 inches (152.4 mm) high.

A tent shall not be considered a suitable sleeping place when it is found necessary to provide heating facilities in order to maintain a minimum temperature of 50 degrees Fahrenheit (10 degrees Celsius) within such tent during the period of occupancy.

Membrane structures installed and/or assembled in accordance with Chapter 31 of the California Building Code, may be permitted to be used as emergency housing and emergency housing facilities, as determined by the enforcing agency.

SECTION P107 **ACCESSIBILITY**

P107.1 General. Emergency housing shall comply with the applicable requirements in the California Building Code, Chapter 11B, and/or the US Access Board Final Guidelines for Emergency Transportable Housing.

Note: The Architectural and Transportation Barriers Compliance Board (US Access Board) issued the Final Guidelines for Emergency Transportable Housing on May 7, 2014. The final guidelines amended the 2004 ADA Accessibility Guidelines (2004 ADAAG) and the 2004 Architectural Barriers Act (ABA) Accessibility Guidelines (2004 ABAAG) to specifically address emergency transportable housing units provided to disaster survivors by entities subject to the ADA or ABA. The final rule ensures that the emergency transportable housing units are readily accessible to and usable by disaster survivors with disabilities.

SECTION P108 **LOFTS IN EMERGENCY HOUSING**

P 108.1 Minimum loft area and dimensions. Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections P108.1.1 through P108.1.3.

P108.1.1 Minimum area. Lofts shall have a floor area of not less than 35 square feet (3.25 m²).

P108.1.2 Minimum dimensions. Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

P108.1.3 Height effect on loft area. Portions of a loft with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6:12, portions of a loft with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

P108.2 Loft access. The access to and primary egress from lofts shall be any type described in Sections P108.2.1 through P108.2.4.

P108.2.1 Stairways. Stairways accessing lofts shall comply with the California Residential Code or with Sections P108.2.1.1 through P108.2.1.6.

P108.2.1.1 Width. Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The minimum width below the handrail shall be not less than 20 inches (508 mm).

P108.2.1.2 Headroom. The headroom in stairways accessing a loft shall be not less than 74 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

P108.2.1.3 Treads and risers. Risers for stairs accessing a loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus 4/3 of the riser height, or
2. The riser height shall be 15 inches (381 mm) minus 3/4 of the tread depth.

P108.2.1.4 Landing platforms. The top step of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 74 inches (1880 mm). The landing platform shall be 18 inches (457 mm) to 22 inches (559 mm) in depth measured from the nosing of the landing platform to the edge of the loft, and 16 inches (406 mm) to 18 inches (457 mm) in height measured from the landing platform to the loft floor.

P108.2.1.5 Handrails. Handrails shall comply with Section R311.7.8.

P108.2.1.6 Stairway guards. Guards at open sides of stairways shall comply with the California Residential Code, Section R312.1.

P108.2.2 Ladders. Ladders accessing lofts shall comply with Sections P108.2.2.1 and P108.2.2.2.

P108.2.2.1 Size and capacity. Ladders accessing lofts shall have a rung width of not less than 12 inches (305 mm), and 10 inches (254 mm) to 14 inches (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200 pound (90.7 kg) load on any rung. Rung spacing shall be uniform within 3/8-inch (9.5 mm).

P108.2.2.2 Incline. Ladders shall be installed at 70 to 80 degrees from horizontal.

P108.2.3 Alternating tread devices. Alternating tread devices are acceptable as allowed by the enforcing agency.

P108.2.4 Loft guards. Loft guards shall be located along the open side of lofts. Loft guards shall not be less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less. Loft guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.

SECTION P109 **LOCATION, MAINTENANCE AND IDENTIFICATION**

P109.1 Maintenance. Emergency housing and emergency housing facilities shall be maintained in a safe and sanitary condition, and free from vermin, vectors and other matter of an infectious or contagious nature. The grounds within emergency housing sites shall be kept clean and free from accumulation of debris, filth, garbage and deleterious matter. Emergency housing and emergency housing facilities shall not be occupied if a substandard condition exists, as determined by the enforcing agency.

P109.1.1 Fire hazards. Dangerous materials or materials that create a fire hazard, as determined by the enforcing agency, shall not be allowed on the grounds within emergency housing sites.

P109.2 Identification. Emergency housing shall be designated by address numbers, letters, or other suitable means of identification. The identification shall be in a conspicuous location facing the street or driveway fronting the building or structure. Each identification character shall be not less than 4 inches (102 mm) in height and not less than 0.5 inch (12.7 mm) in width, installed/painted on a contrasting background.

SECTION P110 **EMERGENCY HOUSING FACILITIES**

P110.1 Drinking water. Potable drinking water shall be provided for all occupants of emergency housing.

P110.2 Kitchens. Where occupants of dependent units are permitted or required to cook for themselves, a separate area shall be equipped and maintained as a common use kitchen. Refrigerated storage shall be provided for safe storage of food.

P110.3 Toilet and bathing facilities. When dependent units are used as emergency housing, the emergency housing site shall be provided with one toilet and one bathing facility for every 15 occupants of each gender. The enforcing agency may permit different types and ratios of toilet and bathing facilities. The approval shall be based upon a finding that the type and ratio of toilet and bathing facilities are sufficient to process the anticipated volume of sewage and waste water, while maintaining sanitary conditions for the occupants of the emergency housing.

Bathing facilities shall be provided with heating equipment which shall be capable of maintaining a temperature of 70 degrees F (21.0 degrees Celsius) within such facilities.

Lavatories with running water shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.

P110.4 Garbage, waste and rubbish disposal. All garbage, kitchen waste and rubbish shall be deposited in approved covered receptacles, which shall be emptied when filled and the contents shall be disposed of in a sanitary manner acceptable to the enforcing agency.

California Residential Code 2022

Appendix AZ Emergency Housing

**CALIFORNIA RESIDENTIAL CODE — MATRIX ADOPTION TABLE
APPENDIX AZ — EMERGENCY HOUSING**

*(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)*

Adopting agency	BSC	BSC-CG	SFM	HCD			DSA			OSHPD					BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
				1	2	1/AC	AC	SS	SS/CC	1	1R	2	3	4								
Adopt entire chapter				X																		
Adopt entire chapter as amended (amended sections listed below)																						
Adopt only those sections that are listed below																						
Chapter / Section																						

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

Section AZ101 General

AZ101.1 Scope

This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section AZ102.

Section AZ102 Definitions

AZ102.1 General

The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

DECLARATION OF SHELTER CRISIS. *The duly proclaimed existence of a situation in which a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety. (See Government Code Section 8698.)*

DEPENDENT UNIT. *Emergency housing not equipped with a kitchen area, toilet and sewage disposal system. Recreational vehicles that are not self-contained and without utility service connections shall be considered dependent units.*

EMERGENCY HOUSING. *Housing in a permanent or temporary structure(s), occupied during a declaration of state of emergency, local emergency or shelter crisis. Emergency housing may include, but is not limited to, buildings and structures constructed in accordance with the California Building Standards Code; and emergency sleeping cabins, emergency transportable housing units and tents constructed in accordance with this appendix.*

EMERGENCY HOUSING FACILITIES. *On-site common use facilities supporting emergency housing. Emergency housing facilities include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water. The use of emergency housing facilities is limited exclusively to the occupants of the emergency housing, personnel involved in operating the housing and other emergency personnel.*

EMERGENCY HOUSING SITE. A site containing emergency housing and emergency housing facilities supporting the emergency housing.

EMERGENCY SLEEPING CABIN. Relocatable hard-sided structure constructed in accordance with this appendix, which may be occupied only for emergency housing if allowed by the enforcing agency.

EMERGENCY TRANSPORTABLE HOUSING UNIT. A single- or multiple-section prefabricated structure that is transportable by a vehicle and that can be installed on a permanent or temporary site in response to a need for emergency housing. Emergency transportable housing units include, but are not limited to, manufactured homes, mobile-homes, multifamily manufactured homes, recreational vehicles and park trailers. For the purposes of this appendix, emergency transportable housing units may also include commercial modulars as defined in the Health and Safety Code Section 18001.8, if approved by the enforcing agency.

Emergency transportable housing units do not include factory-built housing as defined in the Health and Safety Code Section 19971.

LANDING PLATFORM. A landing provided as the top step of a stairway accessing a loft.

LOCAL EMERGENCY. Local Emergency as defined in the Government Code, Section 8558.

LOFT. A floor level located more than 30 inches (762 mm) above the main floor and open to it on at least one side with a ceiling height of less than 6 feet 8 inches (2032 mm), used as a living or sleeping space.

MANUFACTURED HOME. A structure designed to be used as a single-family dwelling, as defined in the Health and Safety Code, Section 18007.

MEMBRANE STRUCTURE. An air-inflated, air-supported, cable or frame-covered structure, not otherwise defined as a tent. (See Chapter 31 of the California Building Code.)

MOBILEHOME. A structure designed to be used as a single-family dwelling, as defined in the Health and Safety Code, Section 18008.

MULTIFAMILY MANUFACTURED HOME. A structure designed to contain not less than two dwelling units, as defined in the Health and Safety Code, Section 18008.7.

PARK TRAILER. A trailer designed for human habitation that meets all requirements in the Health and Safety Code, Section 18009.3.

RECREATIONAL VEHICLE. A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation, that meets all requirements in the Health and Safety Code, Section 18010.

STATE OF EMERGENCY. State of Emergency as defined in the Government Code, Section 8558.

TENT. A structure, enclosure or shelter, with or without sidewalls or drops, constructed of fabric or pliable material supported by any manner except by air or the contents that it protects.

Section AZ103 Emergency Housing

AZ103.1 General

Emergency sleeping cabins, emergency transportable housing units, membrane structures and tents constructed and/or assembled in accordance with this appendix, shall be occupied only during declaration of state of emergency, local emergency or shelter crisis.

Buildings and structures constructed in accordance with the *California Building Standards Code*, used as emergency housing, shall be permitted to be permanently occupied.

AZ103.2 Existing Buildings

Existing residential and nonresidential buildings or structures shall be permitted to be used as emergency housing and emergency housing facilities provided such buildings or structures comply with the building code provisions and/or other regulations in effect at the time of original construction and/or alteration. Existing buildings or structures used as emergency housing shall not become or continue to be substandard buildings, as determined by the enforcing agency.

AZ103.2.1 New Additions, Alterations and Change of Occupancy

New additions, alterations and change of occupancy to existing buildings shall comply with the requirements of the California Building Standards Code effective at the time of addition, alteration or change of occupancy. The requirements shall apply only to and/or within the specific area of the addition, alteration or change of occupancy.

Exception: Existing buildings and structures used for emergency housing and emergency housing facilities may not be required to comply with the California Energy Code, as determined by the enforcing agency.

AZ103.3 Occupant Load

Except as otherwise stated in this appendix, the maximum occupant load allowed in buildings and structures used as emergency housing shall be determined by the enforcing agency, but the interior floor area shall not be less than 70 square feet (6.5 m²) for one occupant. Where more than one person occupies the building/structure, the required floor area shall be increased at the rate of 50 square feet (4.65 m²) for each occupant in excess of one.

Exceptions:

1. Tents.

2. *Recreational vehicles and park trailers designed for human habitation that meet the requirements in the Health and Safety Code, Sections 18009.3 and 18010, as applicable.*
3. *For emergency housing, including emergency sleeping cabins, the minimum interior floor area may be reduced to 53 square feet (4.9 m²) if the enforcing agency determines that 53 square feet (4.9 m²) is adequate space for a single-occupancy sleeping unit.*

AZ103.4 Fire and Life Safety Requirements Not Addressed in This Appendix

If not otherwise addressed in this appendix, fire and life safety measures, including, but not limited to, means of egress, fire separation, fire sprinklers, smoke alarms and carbon monoxide alarms, shall be determined and enforced by the enforcing agency.

AZ103.5 Privacy

Emergency housing shall be provided with a privacy lock on each entrance door and all windows for use by the occupants.

AZ103.6 Heating

All sleeping areas shall be provided with adequate heating as determined by the enforcing agency.

Section AZ104 Emergency Sleeping Cabins

AZ104.1 General

Emergency sleeping cabins shall have an interior floor area of not less than 70 square feet (6.5 m²) for one occupant. Where more than one person occupies the cabin, the required floor area shall be increased at the rate of 50 square feet (4.65 m²) for each occupant in excess of one. The interior floor area shall not exceed 400 square feet (37 m²), excluding lofts.

AZ104.2 Live Loads

Emergency sleeping cabins shall be designed to resist intrusion of wind, rain, and to support the following live loads:

1. *Floor live loads not less than 40 pounds per square foot (1.92 kPa) of floor area.*
2. *Horizontal live loads not less than 15 pounds per square foot (718 Pa) of vertical wall and roof area.*
3. *Roof live loads not less than 20 pounds per square foot (958 Pa) of horizontal roof area.*
4. *In areas where snow loads are greater than 20 pounds per square foot (958 Pa), the roof shall be designed and constructed to resist these additional loads.*

AZ104.3 Minimum Ceiling Height

Habitable space and hallways in emergency sleeping cabins shall have a ceiling height of not less than 80 inches (2032 mm). Bathrooms, toilet rooms, and kitchens, if provided, shall have a ceiling height of not less than 76 inches (1930 mm). Obstructions shall not extend below these minimum ceiling heights including beams, girders, ducts, lighting and other obstructions.

Exception: *Ceiling heights in lofts constructed in accordance with Section AZ108 are permitted to be less than 80 inches (2032 mm).*

AZ104.4 Means of Egress

Emergency sleeping cabins shall be provided with at least two forms of egress placed remotely from each other. One form of egress may be an egress window complying with Section AZ104.4.1. When a loft is provided, one form of egress shall be an egress window complying with Section AZ104.4.1, provided in the loft space.

AZ104.4.1 Egress Window

The bottom of the clear opening of the egress window shall not be more than 44 inches (1118 mm) above the floor. The egress window shall have a minimum net clear opening height of 24 inches (610 mm), and a minimum net clear opening width of 20 inches (508 mm). The egress window shall have a minimum net clear opening area of 5 square feet (0.465 m²).

AZ104.5 Plumbing and Gas Service

If an emergency sleeping cabin contains plumbing or gas service, it shall comply with all applicable requirements of the *California Plumbing Code* and the *California Mechanical Code*.

AZ104.6 Electrical

Emergency sleeping cabins shall be provided with all of the following installed in compliance with the *California Electrical Code*:

1. *Continuous source of electricity.*

Exception: *The source of electricity may be an emergency generator or renewable source of power such as solar or wind power.*

2. *At least one interior lighting fixture.*

3. *Electrical heating equipment listed for residential use and a dedicated receptacle outlet for the electrical heating equipment.*

Exception: *Electrical heating equipment and a dedicated receptacle outlet for the electrical heating equipment are not required if non-electrical source of heating is provided.*

4. *At least one GFCI-protected receptacle outlet for use by the occupant(s).*

AZ104.7 Ventilation

Emergency sleeping cabins shall be provided with means of ventilation (natural and/or mechanical) allowing for adequate air replacement, as determined by the enforcing agency.

AZ104.8 Smoke Alarms

Emergency sleeping cabins shall be provided with at least one smoke alarm installed in accordance with Section R314.

AZ104.9 Carbon Monoxide Alarms

If an emergency sleeping cabin contains a fuel-burning appliance(s) or a fireplace(s), a carbon monoxide alarm shall be installed in accordance with Section R315.

Section AZ105 Emergency Transportable Housing Units

AZ105.1 General

In addition to the requirements in this appendix, manufactured homes, mobilehomes, multifamily manufactured homes, commercial modulars, recreational vehicles and park trailers used as emergency transportable housing shall comply with all applicable requirements in the Health and Safety Code, Division 13, Part 2; and Title 25, Division 1, Chapter 3, Subchapter 2.

Section AZ106 Tents and Membrane Structures

AZ106.1 General

Tents shall not be used to house occupants for more than 7 days unless such tents are maintained with tight wooden floors raised at least 4 inches (101.6 mm) above the ground level and are equipped with baseboards on all sides to a height of at least 6 inches (152.4 mm). Tents may be maintained with concrete slabs with the finished surface at least 4 inches (101.6 mm) above grade and equipped with curbs on all sides at least 6 inches (152.4 mm) high.

A tent shall not be considered a suitable sleeping place when it is found necessary to provide heating facilities in order to maintain a minimum temperature of 50 degrees Fahrenheit (10 degrees Celsius) within such tent during the period of occupancy.

Membrane structures installed and/or assembled in accordance with Chapter 31 of the *California Building Code*, may be permitted to be used as emergency housing and emergency housing facilities, as determined by the enforcing agency.

Section AZ107 Accessibility

AZ107.1 General

Emergency housing shall comply with the applicable requirements in the *California Building Code*, Chapter 11B, and/or the US Access Board Final Guidelines for Emergency Transportable Housing.

Note: The Architectural and Transportation Barriers Compliance Board (US Access Board) issued the Final Guidelines for Emergency Transportable Housing on May 7, 2014. The final guidelines amended the 2004 ADA Accessibility Guidelines (2004 ADAAG) and the 2004 Architectural Barriers Act (ABA) Accessibility Guidelines (2004 ABAAG) to specifically address emergency transportable housing units provided to disaster survivors by entities subject to the ADA or ABA. The final rule ensures that the emergency transportable housing units are readily accessible to and usable by disaster survivors with disabilities.

Section AZ108 Lofts in Emergency Housing

AZ108.1 Minimum Loft Area and Dimensions

Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AZ108.1.1 through AZ108.1.3.

AZ108.1.1 Minimum Area

Lofts shall have a floor area of not less than 35 square feet (3.25 m²).

AZ108.1.2 Minimum Dimensions

Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AZ108.1.3 Height Effect on Loft Area

Portions of a loft with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6:12, portions of a loft with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

AZ108.2 Loft Access

The access to and primary egress from lofts shall be any type described in Sections AZ108.2.1 through AZ108.2.4.

AZ108.2.1 Stairways

Stairways accessing lofts shall comply with this code or with Sections AZ108.2.1.1 through AZ108.2.1.6.

AZ108.2.1.1 Width

Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The minimum width below the handrail shall be not less than 20 inches (508 mm).

AZ108.2.1.2 Headroom

The headroom in stairways accessing a loft shall be not less than 74 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

AZ108.2.1.3 Treads and Risers

Risers for stairs accessing a loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. *The tread depth shall be 20 inches (508 mm) minus 4/3 of the riser height, or*

2. *The riser height shall be 15 inches (381 mm) minus 3/4 of the tread depth.*

AZ108.2.1.4 Landing Platforms

The top step of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 74 inches (1880 mm). The landing platform shall be 18 inches (457 mm) to 22 inches (559 mm) in depth measured from the nosing of the landing platform to the edge of the loft, and 16 inches (406 mm) to 18 inches (457 mm) in height measured from the landing platform to the loft floor.

AZ108.2.1.5 Handrails

Handrails shall comply with Section R311.7.8.

AZ108.2.1.6 Stairway Guards

Guards at open sides of stairways shall comply with Section R312.1.

AZ108.2.2 Ladders

Ladders accessing lofts shall comply with Sections AZ108.2.1 and AZ108.2.2.

AZ108.2.2.1 Size and Capacity

Ladders accessing lofts shall have a rung width of not less than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200 pound (90.7 kg) load on any rung. Rung spacing shall be uniform within ³/₈ inch (9.5 mm).

AZ108.2.2.2 Incline

Ladders shall be installed at 70 to 80 degrees from horizontal.

AZ108.2.3 Alternating Tread Devices

Alternating tread devices are acceptable as allowed by the enforcing agency.

AZ108.2.4 Loft Guards

Loft guards shall be located along the open side of lofts. Loft guards shall not be less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less. Loft guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.

Section AZ109 Location, Maintenance and Identification

AZ109.1 Maintenance

Emergency housing and emergency housing facilities shall be maintained in a safe and sanitary condition, and free from vermin, vectors and other matter of an infectious or contagious nature. The grounds within emergency housing sites shall be kept clean and free from accumulation of debris, filth, garbage and deleterious matter. Emergency housing and emergency housing facilities shall not be occupied if a substandard condition exists, as determined by the enforcing agency.

AZ109.1.1 Fire Hazards

Dangerous materials or materials that create a fire hazard, as determined by the enforcing agency, shall not be allowed on the grounds within emergency housing sites.

AZ109.2 Identification

Emergency housing shall be designated by address numbers, letters or other suitable means of identification. The identification shall be in a conspicuous location facing the street or driveway fronting the building or structure. Each identification character shall be not less than 4 inches (102 mm) in height and not less than 0.5 inch (12.7 mm) in width, installed/painted on a contrasting background.

Section AZ110 Emergency Housing Facilities

AZ110.1 Drinking Water

Potable drinking water shall be provided for all occupants of emergency housing.

AZ110.2 Kitchens

Where occupants of dependent units are permitted or required to cook for themselves, a separate area shall be equipped and maintained as a common use kitchen. Refrigerated storage shall be provided for safe storage of food.

AZ110.3 Toilet and Bathing Facilities

When dependent units are used as emergency housing, the emergency housing site shall be provided with one toilet and one bathing facility for every 15 occupants of each gender. The enforcing agency may permit different types and ratios of toilet and bathing facilities. The approval shall be based upon a finding that the type and ratio of toilet and bathing facilities are sufficient to process the anticipated volume of sewage and waste water, while maintaining sanitary conditions for the occupants of the emergency housing.

Bathing facilities shall be provided with heating equipment which shall be capable of maintaining a temperature of 70 degrees F (21.0 degrees Celsius) within such facilities.

Lavatories with running water shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.

AZ110.4 Garbage, Waste and Rubbish Disposal

All garbage, kitchen waste and rubbish shall be deposited in approved covered receptacles, which shall be emptied when filled and the contents shall be disposed of in a sanitary manner acceptable to the enforcing agency.

Attachment 8
Public Comment

From: [Ahha HumCo](#)
To: [Acevedo, Megan](#); [Planning Clerk](#); [Damico, Tracy](#)
Subject: Letter to Planning Commissioners for THV & EHV draft ordinance workshop today
Date: Monday, May 13, 2024 10:28:05 AM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Public comment. Thank you,

Note of Thanks and encouragement for your work on THV & EHV Draft Ordinance



Ahha HumCo <ahha.humco@gmail.com>

to skavdalz11, hrh707, noah, lhpcp.qiriaz, sregon, ljm3142000, srhawest, Nayeli



(My apologies for previously sent email that was incomplete and inadvertently sent)

Dear Humboldt County Planning Commissioners,

First, I want to express my appreciation for your thoughtful, sincere participation in the Public Hearing/V responses to the presentation and the public comments were very encouraging and resulted in a good this ordinance will actually address the intentions or goals expressed in the Housing Element. Will the c unhoused that can be accomplished by communities in Humboldt?

The tiny house village provides a path forward to transitional and affordable housing within the grasp of provide these pathways into stable living opportunities for the most vulnerable? What is needed to simi homelessness; stewards who reside there and have previously vested time in development of the villag sustainable housing paradigm that can improve the quality of life for everyone. These offer a bottom up individual and the city and/or county like Dignity Village, Opportunity Village, Occupy Madison and so r

I encourage you to review a few pages in the following sections of the Humboldt County General Plan Humboldt:

8.7.9. Special Populations: Homeless Persons, Page 14 & 15
Nomadic Households, Page 16

8.8.5 Housing Characteristics: Housing Costs, Page 20

8.8.9 Housing for Special Populations: Homeless Persons, etc. Page 32 -37

-- AHHA-Affordable Homeless Housing Alternatives

From: [Ahha HumCo](#)
To: skavdalz11@gmail.com; hrh707@outlook.com; noah@landwaterconsulting.com; lhpc.qirazi@pridethebus.com; sregon@aol.com; ljm3142000@gmail.com; srhawest@gmail.com
Cc: [Acevedo, Megan](#); [Planning Clerk](#); [Damico, Tracy](#); [Veronica Herman](#); [Nayeli Ramirez](#)
Subject: Tiny House Villages and Emergency Tiny House Villages Draft Ordinances
Date: Wednesday, June 19, 2024 5:22:24 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Planning Commissioners,

There is not much time left to get this email into the county so that it may be included in your Agenda. I want to ask that you seriously consider tabling the emergency tiny house village draft ordinance at this time. I think that including both Tiny House Villages and Emergency Tiny House Villages in the same discussion has led to a push to pass the ordinances far too quickly. Perhaps the Tiny House Villages Draft Ordinance is much easier for the Commissioners to assess as it does not seem to have level of restrictions that the Emergency Tiny House Village Draft Ordinance does; thus I am the commissioners to table the Emergency Tiny House Villages Draft Ordinance at this time and take the time to get this right.

The emergency tiny house village provides a path forward to transitional and affordable housing within the grasp of a local community because it involves the community. What needs to be included in the ordinance to ensure it will provide these pathways into stable living opportunities for the most vulnerable? What is needed to simultaneously create an atmosphere where the village is organized and managed by stewards with the lived experience of homelessness; stewards who reside there and have previously vested time in development of the village? How do we ensure residents are centered in participatory, democratic decision-making for an accessible and sustainable housing paradigm that can improve the quality of life for everyone. These offer a bottom up approach to the provision of shelter that is economically, socially, and environmentally sustainable both for the individual and the city and/or county like Dignity Village, Opportunity Village, Occupy Madison and so many other inspiring projects across the country.

We need to make sure the County can implement affordable, attainable transitional villages and housing opportunities for those who are very low and acutely low income by the definitions above. Provisions must be included that elevate and honor the efforts of community-based organizations, mutual aid, smaller and nontraditional nonprofits, like AHHA. The County needs to be proactive in facilitating projects, seeking funding, and eliminating barriers wherever possible to alternative energies and progressive ways of making village living cost effective, sustainable and doable for our Humboldt communities.

I am concerned that the Planning Department may want to hurry this ordinance along, but I think that would be a serious mistake. We really need to talk about what it means for a community to have a stable setting, a village, where previously unhoused residents play a significant role in community development, while thriving and connecting to the community at large. And how this can be feasibly accomplished in light of costs and consequences. And how do we distinguish what will work best for the array of humans we have needing shelter and housing and community connection?

We have a wonderful opportunity here to work together and foster collaborations among a variety of interested parties: individuals and organizations as well as the County. It certainly behooves us to do so since we will be held to account for what we can accomplish but, more importantly, people will have safe, warm dry places to call home and thrive. At the same time, the extreme financial costs to our systems of healthcare, law enforcement/criminal justice, and the environment will be seriously diminished. Definitely a Win-Win.

I am looking forward to more conversation on the Emergency Tiny House Villages Ordinance with a specific intent to make it a useful tool for our Humboldt County communities as every community needs a Tiny House Village option. And it takes a village to make it happen. As it is now written, what is proposed will not serve this purpose. Please, let's keep working on this to truly make it something we can be implemented on a county-wide scale.

Thank you for your time, attention and the hard work you do on behalf of Humboldt County!

With Appreciation and Respect,

Nezzie Wade

--

Nezzie Wade

She/Her/Hers

AHHA Board President

Affordable Homeless Housing Alternatives, Inc.

Cell: (707) 267-4035

Email: ahha.humco@gmail.com

Website: ahha-humco.org

PO Box 3794

Eureka, CA 95502

From: [Sandra](#)
To: [Planning Clerk](#)
Subject: Public Comment on Tiny House Village & Emergency Housing Village Draft Ordinances for June 27th meeting of Planning Commission.
Date: Thursday, June 20, 2024 12:30:18 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

NOTE:

Please include as Public Comment on Tiny House Village and Emergency Housing Village Draft Ordinances for June 27, 2024 meeting of Planning Commission (in agenda if still possible) Thanks!

Dear Planning Commission,

REQUESTS TO PLANNING COMMISSION

(Based on viewing most recent update of Tiny House Village and Emergency Housing Village Draft Ordinances for June 27, 2024 Planning Commission Meeting)

- 1. I am writing to urge the Planning Commission to vote to approve the Tiny House Village ordinance.**
- 2. BUT I am also writing to VERY URGENTLY request that you postpone consideration of the Emergency Housing Village and Alternative Lodge Park ordinances!**

Why!

I am convinced that the Emergency Housing Ordinance and Alternative Lodge Park ordinances have the potential to be historic game changers in Humboldt County decade's long efforts to rise to the community challenge of homelessness.

(From the perspective of someone who produced a community affairs television program at KEET on local homelessness back in 1989, the ordinances fuel my enthusiasm for the opportunity before us as historically significant.)

I believe it would be a grave mistake to push forward and thus fail to give these important ordinances the time and attention needed to ensure that they can live up to their potential by achieving breakthroughs that can create both immediate homeless solutions and long-lasting homeless solutions to the Shelter Gap that the Housing Element and Shelter Crisis Declaration are intended to address - because the shelter gap leaves a significant number of people outside at risk to their life and safety.

But this opportunity to achieve breakthroughs would be lost if we push forward to approve the ordinances when more time is required to attain information and answers that are needed.

And just as necessary, time is needed to obtain answers so that these important ordinances can achieve their basic objectives - which is in doubt if we shortchange the process required to resolve issues.

I understand the desire to complete the process as soon as possible. But, in the long run, it will be a time-saver by ensuring unresolved issues are solved so that the ordinances can serve as the resources they're intended to be - empowered by the Housing Element and Shelter Crisis

declaration - to remove barriers that otherwise impede or even prevent homeless providers from providing emergency and transitional homeless services desperately needed by our neighbors outside.

Sounds like a lofty mission. But here is concrete proof of possibilities that can be put into effect by taking time to work together to develop ways that an innovative solution such as Opportunity Village - that succeeds elsewhere can serve as a model and resource for local efforts. We can apply lessons learned from its successes to our ordinances to expand opportunities for more organizations to adopt their approaches. (Translation - adjustments are needed in the ordinances to be able to achieve similar cost savings and other benefits of the program.)

This first chart documents the cost savings of the Opportunity Village model - which consequently expands the number of homeless providers who can then afford to create shelter options not yet available.

COST-EFFECTIVE		
OPPORTUNITY VILLAGE	Originally*	Adjusted for Inflation**
Capital Cost:	\$98,475 2013	\$132,542 2024
In-kind donations	\$114,210 2013	\$153,721 2024
Per Unit	\$3,395 2013	\$4,569 2024
Annual Operating	\$30,000 2016	\$39,192 2024
Annual Personnel	\$15,000 2016	\$19,596 2024
* https://www.squareonevillages.org/opportunity-faq ** Using https://www.usinflationcalculator.com/		

And this second chart leaves no doubt of the dire need in our community for more shelter.

<h2 style="text-align: center;">Humboldt Neighbors Without Homes</h2>					
<p style="font-size: 1.2em; font-weight: bold; margin: 0;">1656 Homeless</p> <p style="font-size: 0.8em; font-weight: bold; margin: 5px 0;">Latest Point-in-Time Count (2022)</p> <p style="font-size: 0.7em; color: #00aaff; margin: 0;"> https://humboldt.gov/DocumentCenter/View/107776/20220621---HHHC-Point-in-Time-Count-2022 </p> <p style="font-size: 0.8em; font-weight: bold; margin: 5px 0;">135,010 - Humboldt County Population Estimate 2022</p> <p style="font-size: 0.7em; color: #00aaff; margin: 0;"> https://censusreporter.org/profiles/05000US06023-humboldt-county-ca/ </p>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="font-size: 1.1em; font-weight: bold; margin: 0;">Over 1% of Humboldt Residents are Homeless</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center; margin: 0;"> <u>1656 Homeless(2022)</u> 135,010 Population (2022) = 1.2% </p> </div> <p style="font-size: 0.8em; margin: 0;">Will be updated when 2024 PIT available (Always an undercount)</p>				
<p style="font-size: 1.2em; font-weight: bold; margin: 0;">Average Age of Death of Unhoused Neighbors</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; font-size: 1.2em; font-weight: bold;">51.3</td> <td style="padding: 5px;">Humboldt Coroner's "Homeless Death" Logs Mid 2018 - 2022</td> </tr> <tr> <td style="text-align: center; font-size: 1.2em; font-weight: bold;">48.3</td> <td style="padding: 5px;">Humboldt Coroner's "Homeless Death" Logs 2023</td> </tr> </table>	51.3	Humboldt Coroner's "Homeless Death" Logs Mid 2018 - 2022	48.3	Humboldt Coroner's "Homeless Death" Logs 2023
51.3	Humboldt Coroner's "Homeless Death" Logs Mid 2018 - 2022				
48.3	Humboldt Coroner's "Homeless Death" Logs 2023				
<p style="font-size: 1.2em; font-weight: bold; margin: 0;">Average Number of Years Lost to Homelessness</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; font-size: 1.2em; font-weight: bold;">26.4</td> <td style="padding: 5px;">For 2018-2022 Based on Average US Life Expectancy of 77.7 (Average CDC 2018-2022)</td> </tr> <tr> <td></td> <td style="padding: 5px;">Average Life Expectancy Not yet available for 2023- CDC</td> </tr> </table>	26.4	For 2018-2022 Based on Average US Life Expectancy of 77.7 (Average CDC 2018-2022)		Average Life Expectancy Not yet available for 2023- CDC
26.4	For 2018-2022 Based on Average US Life Expectancy of 77.7 (Average CDC 2018-2022)				
	Average Life Expectancy Not yet available for 2023- CDC				
<p style="font-size: 1.2em; font-weight: bold; margin: 0;">Homeless Students in Humboldt County</p>	<p style="font-size: 2em; font-weight: bold; color: #00aaff; margin: 0;">1,571</p> <p style="font-size: 0.8em; margin: 0;">students in Humboldt County schools identified as homeless during school year (SY) 2017/2018</p> <p style="font-size: 0.8em; margin: 0;"> https://hcoe.org/wp-content/uploads/HomelessStudentDashboardSY2017-2018.pdf /will be updated soon </p>				

And the short 8 minute PBS video illustrates the profound difference Opportunity Village makes in lives of their residences.

<https://www.pbs.org/video/religion-and-ethics-newsweekly-tiny-houses-homeless>



A place to be safe, regroup, and move forward - not only to jobs, but marriage, and permanent housing. By fostering family-community relationships which then provide the support needed to make important life changes.

I am also convinced that together now we have exactly the right team to achieve this challenging mission. The current Planning Commission has already demonstrated courage and vision in its approach to innovative shelter options such as the Safe Parking - Safe Shelter Program.

And the staff at the Planning and Building Department - Megan Acevedo and Elizabeth Schatz - have organized very effective workshops at which time they demonstrated a genuine commitment and capacity to encourage public participation - and then inputted public feedback into the draft documents.

I appreciate this opportunity to raise concerns and urge remedies - based on conviction we are at a time when we have to maximize the potential of our resources - such as the Tiny House Village ordinances - to their highest level to achieve homeless solutions because so many of our neighbors outside need us to collaborate with them and others to achieve breakthroughs.

Thank you for your time.

Sandra Warshaw

I am a community member who is aligned with AHHA's vision and mission that Humboldt County has the heart and ingenuity and capacity to rise to the challenge of homelessness by joining together as a community.

From: Ahha HumCo
To: hrh707@outlook.com; lhpc.qirazi@pridethebus.com; tjm3142000@gmail.com; noah@landwaterconsulting.com; skavdalz11@gmail.com; sregon@aol.com; srhawest@gmail.com
Cc: Acevedo, Megan; Naveli Ramirez; Veronica Herman; Planning Clerk; Damico, Tracy
Subject: Re: Tiny House Villages and Emergency Tiny House Villages Draft Ordinances
Date: Friday, June 21, 2024 7:08:33 AM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Please include this in the record for Public Comment by on the Tiny House Villages and Emergency Tiny Housing Villages.

Dear Planning Commissioners,

Please listen to or read this article as it is an excellent explanation of a vision we can implement in Humboldt.

https://shelterforce.org/2024/04/05/why-combining-community-land-trusts-and-limited-equity-cooperatives-benefits-residents/?fbclid=IwZXh0bgNhZW0CMTEAAR0MpuQumOkbpYvbYjKSlejA5oqGN_C3GW0WAt6tTfwYBmjsENf4Rsm94_aem_ZmFrZWR1bW15MTZieXRlcw

Thank you for your hard work. We need a continuum of housing that can stay affordable. The emergency tiny house village is an entry level opportunity for people to transition out of homelessness and into the kind of continuum represented here that can bring them through or to home ownership.

AHHA-Affordable Homeless Housing Alternatives

Nezzie Wade
707-267-4035

On Wed, Jun 19, 2024 at 5:22 PM Ahha HumCo <ahha.humco@gmail.com> wrote:

Dear Planning Commissioners,

There is not much time left to get this email into the county so that it may be included in your Agenda. I want to ask that you seriously consider tabling the emergency tiny house village draft ordinance at this time. I think that including both Tiny House Villages and Emergency Tiny House Villages in the same discussion has led to a push to pass the ordinances far too quickly. Perhaps the Tiny House Villages Draft Ordinance is much easier for the Commissioners to assess as it does not seem to have level of restrictions that the Emergency Tiny House Village Draft Ordinance does; thus I am asking the commissioners to table the Emergency Tiny House Villages Draft Ordinance at this time and take the time to get this right.

The emergency tiny house village provides a path forward to transitional and affordable housing within the grasp of a local community because it involves the community. What needs to be included in the ordinance to ensure it will provide these pathways into stable living opportunities for the most vulnerable? What is needed to simultaneously create an atmosphere where the village is organized and managed by stewards with the lived experience of homelessness; stewards who reside there and have previously vested time in development of the village? How do we ensure residents are centered in participatory, democratic decision-making for an accessible and sustainable housing paradigm that can improve the quality of life for everyone. These offer a bottom up approach to the provision of shelter that is economically, socially, and environmentally sustainable both for the individual and the city and/or county like Dignity Village, Opportunity Village, Occupy Madison and so many other inspiring projects across the country.

We need to make sure the County can implement affordable, attainable transitional villages and housing opportunities for those who are very low and acutely low income. Provisions must be included that elevate and honor the efforts of community-based organizations, mutual aid, smaller and nontraditional nonprofits, like AHHA. The County needs to be proactive in facilitating projects, seeking funding, and eliminating barriers wherever possible to alternative energies and progressive ways of making village living cost effective, sustainable and doable for our Humboldt communities.

I am concerned that the Planning Department may want to hurry this ordinance along, but I think that would be a serious mistake. We really need to talk about what it means for a community to have a stable setting, a village, where previously unhoused residents play a significant role in community development, while thriving and connecting to the community at large. And how this can be feasibly accomplished in light of costs and consequences. And how do we distinguish what will work best for the array of humans we have needing shelter and housing and community connection?

We have a wonderful opportunity here to work together and foster collaborations among a variety of interested parties: individuals and organizations as well as the County. It certainly behooves us to do so since we will be held to account for what we can accomplish but, more importantly, people will have safe, warm dry places to call home and thrive. At the same time, the extreme financial costs to our systems of healthcare, law enforcement/criminal justice, and the environment will be seriously diminished. Definitely a Win-Win.

I am looking forward to more conversation on the Emergency Tiny House Villages Ordinance with a specific intent to make it a useful tool for our Humboldt County communities as every community needs a Tiny House Village option. And it takes a village to make it happen. As it is now written, what is proposed will not serve this purpose. Please, let's keep working on this to truly make it something we can be implemented on a county-wide scale.

Thank you for your time, attention and the hard work you do on behalf of Humboldt County!

With Appreciation and Respect,

Nezzie Wade

--

Nezzie Wade
She/Her/Hers
AHHA Board President
Affordable Homeless Housing Alternatives, Inc.
Cell: (707) 267-4035
Email: ahha.humco@gmail.com
Website: ahha-humco.org
PO Box 3794
Eureka, CA 95502

From: [Colin Fiske](#)
To: [Planning Clerk](#)
Cc: [Acevedo, Megan](#)
Subject: Tiny House Village Ordinance
Date: Thursday, June 20, 2024 5:16:42 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Planning Commissioners,

Thank you again for moving forward with the Tiny House Village ordinance. To ensure that this ordinance has the intended effect and facilitates the production of much-needed affordable housing, I am writing to request two changes to the latest draft, slated for your review next week.

First, the minimum parking mandate should be removed. We appreciate the fact that Alternatives 2a and 2b offer opportunities to limit the amount of mandated parking, and if any parking is to be required, both 2a and 2b should be included in the ordinance to provide flexibility. However, the better path is to remove the requirements altogether.

Although parking mandates may sound common-sensical, modern planners know that there is no way to predict how much parking a particular group of tenants will require, so there is no basis for any particular numerical requirement in code. (For more on this, I encourage you to review [the video of CRTP's recent webinar with Parking Reform Network President Tony Jordan](#)).

Additionally, parking spaces are expensive, and even one per unit would likely result in more area devoted to parking than to housing, undermining the ordinance's purpose of facilitating low-cost housing. Many communities struggling with housing shortages in recent years have found that eliminating parking mandates is [the most effective measure they can take to spur increased housing production.](#) Therefore, the requirement should be removed, and it should be left up to the builder of a tiny house village to determine on a case-by-case basis how much parking to provide.

Secondly, the limit of 20 dwelling units per acre should be removed. This is a more restrictive limit than what is already allowed in many of the zoning districts where tiny houses will be permitted, which is nonsensical. Furthermore, the dwelling unit limit undermines one of the main advantages of tiny homes as a housing type - the fact that more of them can fit in a smaller space. Let developers and service providers build as many tiny houses as they can on a given site, as long as health and safety requirements are met.

Thank you for your consideration.

--

Colin Fiske (he/him)
Executive Director
Coalition for Responsible Transportation Priorities
www.transportationpriorities.org

First Workshop Public Comments

Acevedo, Megan

From: Ahha HumCo <ahha.humco@gmail.com>
Sent: Tuesday, April 09, 2024 1:20 AM
To: Acevedo, Megan
Cc: Schatz, Elizabeth; Planning Clerk; Damico, Tracy
Subject: Tiny House Villages and Emergency Housing Villages Draft Ordinance
Attachments: LetterTHV_EHV_Workshop_Plan_BuildiDept_MAcevedo.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

To The Attention of Megan Acevedo,

Attached you will find a letter regarding the draft ordinance to be featured in the workshop on April 18th at the regular Planning Commission meeting.

Please note: This email and the attached letter is intended to be part of the public record for the Draft Tiny House Village and Emergency Housing Village Workshop planned for Thursday April 18, 2024 at 6pm.

Thank you for your time and attention on this matter.

Sincerely,

Nezzie Wade

--
Nezzie Wade
She/Her/Hers
AHHA Board President
Affordable Homeless Housing Alternatives, Inc.
Cell: (707) 267-4035
Email: ahha.humco@gmail.com
Website: ahha-humco.org
PO Box 3794
Eureka, CA 95502

From: Damico, Tracy <TDamico@co.humboldt.ca.us>

Sent: Monday, April 15, 2024 4:13 PM

To: Ford, John <JFord@co.humboldt.ca.us>; Arroyo, Natalie <narroyo@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; Bushnell, Michelle <mbushnell@co.humboldt.ca.us>; Madrone, Steve <smadrone@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>

Cc: McClenagan, Laura <lmcclenagan2@co.humboldt.ca.us>

Subject: FW: Comments for Planning Commission on Tiny Houses & SB 6 Implementation ("Commercial Residential")

Dear BOS –

This is an FYI as the COB has received this email. I have forwarded to Planning however felt that this was also meant to be shared with the BOS.

Thanks

Tracy

From: Colin Fiske <colin.fiske@gmail.com>

Sent: Monday, April 15, 2024 4:11 PM

To: COB <COB@co.humboldt.ca.us>

Subject: Comments for Planning Commission on Tiny Houses & SB 6 Implementation ("Commercial Residential")

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Planning Commissioners,

CRTP appreciates the county's efforts to create a permitting pathway for tiny houses, to implement SB 6 to allow housing on commercially zoned sites, and generally to encourage more housing to help meet the local shortfall. However, the draft ordinances you will be reviewing on Thursday have some major flaws which must be addressed to ensure that they are effective and do not undermine other important county efforts.

Tiny Homes

- **Costly parking spaces and extra-wide driveways should not be mandated for tiny house projects.** The purpose of allowing tiny houses is to encourage lower-cost housing, including transitional housing. Potential residents of such housing are among the least likely in our community to own a car. Additionally, required off-street parking will drive up the cost of these projects and likely make many potential projects infeasible. An off-street parking space, combined with the driveway space required to access it, often takes up 300 or more square feet - likely more space than the tiny house itself. This problem is exacerbated by the proposal to require extra-wide Category 2 (12 ft wide) driveways for all tiny home projects, despite the fact that County Code Section 3112-12 requires only Category 1 (10 ft wide) driveways for all other projects where the driveway is less than 1,320 ft long. Both the parking requirement and the extra-wide driveway requirement should be removed from the ordinance. For more information about why parking mandates are a bad idea, and the importance of parking reforms, I encourage you to [register for CRTP's upcoming webinar on May 6th](#).
- **Tiny house density limits are counter-productive.** The draft ordinance proposes a density limit of 20 dwelling units per acre for tiny house projects. This is a lower limit than what is already allowed in many of the zoning districts where tiny houses will be permitted. One of the benefits of tiny houses is the ability to fit more housing units into a smaller space. It is counter-productive for the county to preemptively limit density and therefore housing unit production. Let developers and service providers build as many tiny houses as they can on a given site, as long as health and safety requirements are met.
- **Encourage locations near transit and other services.** Whenever possible tiny house projects should be located in places that are accessible by means other than private automobile. This will help ensure access and freedom of movement for residents, as well as limiting the transportation costs of living there. It will also reduce the pressure to provide costly parking spaces.

SB 6 Implementation ("Commercial Residential")

- **Maintain the SB 6 infill requirement.** The proposed ordinance does away with the SB 6 requirement that housing on commercial properties be built only in "urban clusters," meaning such development would be allowed anywhere in the county. While it is important to stimulate housing production, it is just as important for that housing to be located in the right places. The county's long-delayed Climate Action Plan, for example, will almost certainly call for housing to be located in places where residents can walk, bike, or take public transit to most destinations instead of driving. The adopted Regional Transportation Plan for the county already calls for this. This infill strategy is critical both for meeting climate targets and for keeping the [housing plus transportation](#) cost burden low for residents. If county staff believe the Census definition of "urban cluster" is too restrictive, then another reasonable definition can be used, but the county must not abandon the infill requirement for new housing on commercial properties.
- **Remove the counter-productive density limit.** Just like the tiny house ordinance, this ordinance proposes an unnecessary and counter-productive density limit. In fact, this proposed limit, at 16 dwelling units per acre, is even lower than the one proposed for tiny houses. This is despite the fact that the zoning districts at issue already allow huge commercial buildings - up to 75 feet tall in the C-2 zone - so there is no argument to be made

that denser development would be "out of character." The density limitation should be removed, or at least dramatically increased.

- **Encourage prevailing wage labor.** The proposed ordinance removes the SB 6 requirement for trained, prevailing wage labor to be used on a project. While we understand the desire to remove barriers to housing production, it is also important to support good-paying jobs and union labor, and the county should provide some incentive for developers to do so.

Thanks for your consideration.

Colin

--

Colin Fiske (he/him)

Executive Director

Coalition for Responsible Transportation Priorities

www.transportationpriorities.org

Acevedo, Megan

From: debbie homecontained.com <debbie@homecontained.com>
Sent: Saturday, April 20, 2024 9:57 AM
To: Acevedo, Megan
Cc: Laura Lesniewski; Rohn Grotenhuis; Franklin Richards; Katherine Fergus; Jim Russell
Subject: Re: Zoom link
Attachments: image0.jpeg; image1.jpeg; image2.jpeg; image3.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hi Megan,

The meeting was really fabulous! Two of the speakers from the public I will be working with, Isaac Lyons and Nezzie Wade.

I was hoping there would be a discussion about grants for site work similar to what California was offering for ADU's. Also Tax abatement would help make it more affordable as well!!

Is there a link that my team can listen to the workshop? Please let is know as we are shovel ready now!

All the best,

Debbie Glassberg
3102917941
Homecontained.com/

> On Apr 18, 2024, at 12:56 PM, debbie homecontained.com <debbie@homecontained.com> wrote:

>

> Hi Megan,

>

> My team would like to attend the Tiny Homes workshop this evening. I'm having issues locating a link. Would you be able to share it with me and my team.

>

> We have a pre-approved ADU and this meeting is important for us to attend.

>

> All the best,

>

> Debbie Glassberg

> 3102917941

> Homecontained.com/

>

> <image0.jpeg>

> <image1.jpeg>

> <image2.jpeg>

> <image3.jpeg>

From: [Meighan, Reanne](#)
To: [Planning Clerk](#)
Subject: FW: Public Comment for Commercial Residential PC 4/18 Workshop
Date: Thursday, April 18, 2024 11:09:18 AM
Attachments: [image001.png](#)
[image003.png](#)

Good morning,

Please see below public comment for the Commercial Residential 4/18 Planning Commission Workshop.

Thank you,



Reanne Meighan
Assistant Planner
[Planning and Building Department](#)
3015 H Street | Eureka, CA 95501
Phone: 707-268-3713
Email: rmeighan@co.humboldt.ca.us

From: Elena@harealtors.com <Elena@harealtors.com>
Sent: Tuesday, April 16, 2024 4:53 PM
To: Meighan, Reanne <rmeighan@co.humboldt.ca.us>
Subject: RE: Share Your Input on the Draft Commercial Residential Ordinance on Thursday, April 18

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Good afternoon Reanna,

I am reaching out on behalf of the Humboldt Association of Realtors® Government Relations Committee. We received the notice below regarding the upcoming Draft Commercial Residential Ordinance workshop for this Thursday. I was wondering if you had any additional information, besides what has been posted, on what is being proposed? I have emailed the workshop notice to my committee and have encourage them to attend. I anticipate the group will discuss what happens at that meeting during our upcoming committee meeting on April 24th. Any additional information I can provide to them to aid their understanding of the draft would be greatly appreciated.

Additionally, I anticipate that our group will probably form a taskforce dedicated to monitoring the creation and approval of the ordinance. The taskforce will be most likely be interested in setting up a meeting for the future to discuss the creation of the ordinance. In the past, for the sewer lateral ordinance and the short-term rental ordinance, the planning department has participated in similar

meetings with our organization. We hope to continue this working relationship into the future. The meeting would most likely be formally requested after the County's workshop and our committee meeting on the 24th, but I wanted to put it on your radar ahead of time. Maybe we could plan for early May depending on what the planning department's schedule looks like?

We look forward to our continued collaboration on this project!

Thank you & have a wonderful day,

Elena Lavoll

Humboldt Association of Realtors
Executive Assistant / GAD
(707) 442-2978 Work
(561) 398-6551 Mobile
Elena@harealtors.com
527 W Wabash Ave
Eureka, CA 95501
www.harealtors.com



Planning & Building

Posted on: April 11, 2024

Share Your Input on the Draft Commercial Residential Ordinance on Thursday,
April 18

DRAFT COMMERCIAL RESIDENTIAL ORDINANCE



Planning Commission
Workshop

THURSDAY, APRIL 18 | 6 P.M.

BOARD OF SUPERVISORS CHAMBER
825 FIFTH ST., EUREKA, CA 95501
OR VIA ZOOM

The draft Commercial Residential Ordinance will allow for either dwellings or combination of dwellings and commercial uses in commercial zones located in unincorporated Humboldt County.

Please join us at the Planning Commission meeting to discuss allowing residential uses in commercial zones.

The Planning Commission Agenda and meeting Zoom link will be available at <https://humboldt.legistar.com/Calendar.aspx>.

For more information, please contact Reanne Meighan, Assistant Planner, at rmeighan@co.humboldt.ca.us or 707-268-3713.

An ordinance is being prepared by the Humboldt County Planning & Building Department to allow additional types of residential units within commercial zones in the inland areas of unincorporated Humboldt County. The draft ordinance would allow either dwellings or a combination of dwellings and commercial use within commercial zones.

Background

The Planning & Building Department has been developing a draft Commercial Residential Ordinance in order to implement and expand upon [Senate Bill 6](#), known as the Middle Class Housing Act of 2022, which went into effect on January 1, 2023. This bill allows a housing development projects on a parcels where office, retail or parking is the principally permitted use if certain eligibility requirements are met.

This ordinance would amend Humboldt County's zoning regulations to allow commercial residential developments to be built in some commercial developments. Commercial residential developments will be a new type of development which either consists of dwellings or a mixture of dwellings and commercial uses. This new addition aims to encourage housing development within Humboldt County by allowing additional residential uses in commercial zones.

Commercial Residential Workshop

Now is the time to share your thoughts on the creation of this draft ordinance. Community members who wish to participate in the process of developing this ordinance are encouraged to attend the Humboldt County Planning Commission meeting on Thursday, April 18. The draft ordinance will be brought to the Humboldt County Planning Commission for a workshop at this meeting.

Community members have the option to attend on Zoom or in person at the Humboldt County Board of Supervisors Chamber, located at 825 Fifth St. in Eureka. The Planning Commission meeting will start at 6 p.m. and the agenda, which includes the written staff report can be found on the county's [meeting agenda webpage](#).

Following the workshop, county staff will provide any updates or additional information requested by the Planning Commission and the ordinance will enter the hearing stage. During the hearing stage, the Planning Commission will consider the ordinance at a noticed public hearing and will make their recommendations to the Board of Supervisors. The Board of Supervisors will then consider those recommendations and make a decision regarding the proposed ordinance.

How to Attend on Zoom

Members of the public may attend the Planning Commission meeting on Zoom by visiting <https://zoom.us/j/87544807065> and entering the password 200525. To access on the phone, call 346-248-7799, enter the meeting id: 875 4480 7065 and password: 200525

A live stream of the meeting can also be found on the county's [meeting agenda webpage](#) or by watching Access Humboldt on cable channel 11.

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 (ADA). With 72 hours prior notice, a request for reasonable accommodation for this meeting can be made by calling 707-268-3722.

For more information on the draft ordinance, please call 707-268-3713, email rmeighan@co.humboldt.ca.us or visit the Planning & Building Department office located at 3015 H St. in Eureka.

From: [Acevedo, Megan](#)
To: [Planning Clerk](#)
Cc: [Ford, John](#); [Schatz, Elizabeth](#)
Subject: FW: Public Comment: Tiny House Villages
Date: Thursday, April 18, 2024 9:15:20 AM

From: Hannah [mailto:hclippe@gmail.com]
Sent: Thursday, April 18, 2024 7:41 AM
To: Acevedo, Megan <macevedo@co.humboldt.ca.us>
Subject: Public Comment: Tiny House Villages

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Planning Commission,

As a social worker and volunteer in this community, I am invested in the Tiny House Villages and Emergency Housing Villages Ordinance. I work with people in our community who are mostly unsheltered. A large group of these people are not stable enough in their lives to qualify for programs like PACT, Betty Chinn's, Arcata House or the Mission. These same people do not have the life skills to obtain and maintain an apartment through the Housing Authority or Section 8. Programs like Bringing Families Home take months and sometimes years for families to get into housing. Other programs like Mother Bernard, are so limited and we need more options for community members. To many of us in the social services field, we call this "the gap," where higher functioning community members are able to secure housing but our most vulnerable populations continue to move from camp to camp, getting kicked out through City Sweeps being told to go to the Mission. I have nothing against the housing organizations I listed above. We just NEED more alternatives. If we really want to fix our unsheltered population within Humboldt County, we need to work with folks who are unhoused, have lived experience, and folks who have been working with this population for years. I encourage the County to create a Tiny House Village immediately. Please stop making alternatives like Tiny House Villages near impossible. Our community needs help now! There are several models that have worked throughout the Nation. We can't afford to have more unhoused folks die. The following questions I hope are answered in the workshop:

- What is the County's role in implementing The Tiny House Villages & Emergency Housing Villages Ordinance? Will it result in more affordable housing for our currently unhoused community members as a transition out of homelessness?
- Is the County providing funding/grants/ technical assistance or actively outreaching and collaborating to facilitate THV & EHV projects among community-based organizations and non profits ?
- Will the County suspend building codes and use the Shelter Crisis Act in place to make affordable housing alternatives possible, timely, and sustainable?
- Will the County use the emergency shelter regulations to implement and sustain projects?
- Who can participate? Since the options in the village models are identified as Emergency Housing Villages, section 62.4 of the proposed ordinance, and do not mention the homeless or low income individuals in either the Dependent Unit Villages or the Alternative Lodge Parks, shouldn't this ensure more housing for unhoused community members?
- And who can own the land on which projects can take place? Does the land need to be owned or leased by a city, county or city and county, in light of the Shelter Crisis Emergency?
- Will the county own the land?
- Will the County offer to hold a lease in order to facilitate the suspension of building codes?
- What provisions including funding and permissions are included to ensure that water and sewer are covered according to State Department of Environmental Health regulations? Regulations in the draft ordinance indicate a cap on number of units per acre (e.g. Dependent Unit Villages at 20); While this seems too restrictive, the number of toilets and bathing facilities required seem excessive.
- How will the County assist with implementing creative alternatives to conventional systems, e.g. waterless systems?

- How will the County ensure these THV and EHV projects -in light of the ordinance- will address truly affordable housing and sheltering for our unhoused community members?

Please include this as public comment.

Warmly,
Hannah Lippe

From: [Acevedo, Megan](#)
To: [Planning Clerk](#)
Cc: [Ford, John](#); [Schatz, Elizabeth](#)
Subject: FW: Tiny House Village Ordinance
Date: Thursday, April 18, 2024 10:11:11 AM

From: Kate McClain [mailto:katemcclain1@gmail.com]
Sent: Thursday, April 18, 2024 10:10 AM
To: Acevedo, Megan <macevedo@co.humboldt.ca.us>
Cc: Ahha HumCo <ahha.humco@gmail.com>
Subject: Tiny House Village Ordinance

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

I wish to go on public record for requesting that the Humboldt County commit to creating a variety of potential village projects. I am asking the county to engage in mutual aid and nonprofit collaboration that will facilitate opportunities for affordable, simple, safe places for people to live and thrive.

Thank you for the courage to do the right thing for our people.

Sincerely,

Kate McClain, McKinleyville, 707 496 0865

From: mmilner1@suddenlink.net
To: [Acevedo, Megan](#)
Cc: [Damico, Tracy](#); [Planning Clerk](#)
Subject: Emergency Housing
Date: Saturday, April 13, 2024 3:17:12 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

April 13, 2024

Hi Megan, Planning Commissioners, Supervisors, and members of the public,

I have a question regarding the proposed ordinance for Tiny House Villages and Emergency Housing Villages to be discussed at a workshop on April 18, 2024.

Section 62.4 of the proposed ordinance is titled Emergency Housing Villages, yet the definition given does not meet that of Emergency Housing in state code. I don't see any mention of the homeless or low-income individuals in either the Dependent Unit Villages or the Alternative Lodge Parks sections of the ordinance. Nor does it require land to be owned or leased by a city, county, or city and county.

CA HSC code sec. 8698.4

(a) Notwithstanding any other provision in this chapter, upon a declaration of a shelter crisis by a city, county, or city and county, the following shall apply to the respective city, county, or city and county during the shelter crisis:

(1) Emergency housing may include homeless shelters for the homeless located or constructed on any **land owned or leased by a city, county, or city and county**, including land acquired with low- and moderate-income housing funds.

Can you please explain this?

Regards,

Mary Milner
mmilner1@suddenlink.net

Subject: Tiny Home Village Draft Ordinance

April 18, 2024

To Humboldt County Planning Commission:

I think that allowing for Tiny home villages is a much-needed in Humboldt County to add to the County's affordable housing stock.

It is my understanding that a tiny home village as described would become an HCD regulated special occupancy park similar to RV parks, mobile home parks, and campgrounds. My experience with these types of projects is that HCD serves as the building official and requires approval by local planning, public works, DEH, and State Fire Marshal prior to HCD processing grading and building permits for construction. I suggest that the development of this ordinance be consistent with HCD requirements.

I have a list of general observations from my review of the draft ordinance for tiny house villages. I have no comments on the emergency portion of the ordinance.

- I believe you should consider allowing short-term stays to allow for diversification of housing for all landowners and renters.
- It appears the ordinance is excluding many communities that could benefit due to the limited zoning options. It feels inequitable to many parts of the County.
- Not everyone wants to live in town.
- The proposed zones are almost all next to the main highways and arterials and do not provide for equitable development throughout our diverse and rural County.
- I suggest that all community planning areas and communities should have the possibility of having a Tiny home Village, including Garberville, Redway, Briceland, ettersberg, honeydew, petrolia, Carlota, hydsville, blocksberg, willow creek, Glendale, mckinleyville, Glendale, fieldbrook, and others.
- That being said, because each community area is different, I think tiny home village projects should be required to have a special or

conditional use permit. Not every community wants a tiny home village in their neighborhood or on their main street.

- Architectural design review standards should be set by each tiny village developer and vetted through the public process of a special permit or use permit.
- As we have seen on many projects, it is possible, through the environmental process to mitigate potential issues to less than significant.
- Please don't make the restrictions on these tiny villages so limiting that they preclude residents from owning vehicles and keeping them onsite.
- The County is large and rural, Transit is not a viable option for transportation county wide.
- Off grid, renewable power should be an option. Tiny homes can operate with a small solar systems and battery back up just like many rural homes in the County already do.
- AG and TPZ should have a pathway to having a tiny home village, AG or TPZ could be the most logical location within some communities.
- The climate action plan, the general plan and the housing element should consider the entire county, and allow for equitable housing for all communities, including the rural areas.

Thank you for your consideration.

Sincerely,

Praj White
Humboldt County Resident

Acevedo, Megan

From: Joyful Healer UMC <umc.joyfulhealer@gmail.com>
Sent: Monday, April 22, 2024 8:32 AM
To: Acevedo, Megan
Subject: Tiny House Villages & Emergency Housing Villages Ordinances

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Megan,

I was not able to get my comments submitted before the meeting last Thursday, but the Church of the Joyful Healer is in support of this draft ordinance moving forward in Humboldt County and specifically in McKinleyville. We believe this concept is an extremely vital piece that has been missing from the approach to helping the unhoused in our County. We have spoken to several of the unhoused community who are very interested in living in a community setting that a tiny house village would provide.

Please put this as part of the public record in support of moving forward with the ordinance to allow Tiny House Villages & Emergency Housing Village.

Sincerely,

Tony Giraud

Spiritual Leader

United Methodist Church of the Joyful Healer

707/499-6660 cell

707/839-5691 office

www.umc-joyfulhealer.org

From: [Acevedo, Megan](#)
To: [Planning Clerk](#)
Cc: [Ford, John](#); [Schatz, Elizabeth](#)
Subject: FW: Tiny House Villages and Emergency Housing Villages Ordinance Planning Commission
Date: Thursday, April 18, 2024 9:15:02 AM

From: Tory Singer [mailto:theyellowsubmarine3@gmail.com]
Sent: Wednesday, April 17, 2024 3:29 PM
To: Acevedo, Megan <macevedo@co.humboldt.ca.us>
Subject: Tiny House Villages and Emergency Housing Villages Ordinance Planning Commission

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hi,

I would like to make it public record that I need answers to the following questions:

What is the County's role in implementing The Tiny House Villages & Emergency Housing Villages Ordinance? Will it result in more affordable housing for our currently unhoused community members as a transition out of homelessness?

Is the County providing funding/grants/ technical assistance or actively outreaching and collaborating to facilitate THV & EHV projects among community-based organizations and non profits ?

Will the County suspend building codes and use the Shelter Crisis Act in place to make affordable housing alternatives possible, timely, and sustainable?

Will the County use the emergency shelter regulations to implement and sustain projects?

Who can participate? Since the options in the village models are identified as Emergency Housing Villages, section 62.4 of the proposed ordinance, and do not mention the homeless or low income individuals in either the Dependent Unit Villages or the Alternative Lodge Parks, shouldn't this ensure more housing for unhoused community members?

And who can own the land on which projects can take place? Does the land need to be owned or leased by a city, county or city and county, in light of the Shelter Crisis Emergency?

Will the county own the land?

Will the County offer to hold a lease in order to facilitate the suspension of building codes?

What provisions including funding and permissions are included to ensure that water and sewer are covered according to State Department of Environmental Health regulations? Regulations in the draft ordinance indicate a cap on number of units per acre (e.g. Dependent Unit Villages at 20); While this seems too restrictive, the number of toilets and bathing

facilities required seem excessive.

How will the County assist with implementing creative alternatives to conventional systems, e.g. waterless systems?

How will the County ensure these THV and EHV projects -in light of the ordinance- will address truly affordable housing and sheltering for our unhoused community members?

Best,
Tory

From: [Acevedo, Megan](#)
To: [Planning Clerk](#)
Cc: [Ford, John](#); [Schatz, Elizabeth](#)
Subject: FW: Tiny House Village & Emergency Housing Villages
Date: Thursday, April 18, 2024 9:15:11 AM

From: vlchapman2004 [mailto:vlchapman2004@yahoo.com]
Sent: Wednesday, April 17, 2024 7:59 PM
To: Acevedo, Megan <macevedo@co.humboldt.ca.us>
Subject: Tiny House Village & Emergency Housing Villages

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

I have been very concerned about Humboldt County's lack of real affordable housing and our increasing homeless crisis for quite some time. I have seen and read about several very successful Tiny Home Villages in other cities. I don't understand why it's so difficult for Humboldt County to implement similar housing projects. I would like my comments to be part of the public record regarding this Tiny House Village & Emergency Housing Villages Ordinance.

1) What are County's responsibilities in implementing the ordinance?

2) The Ordinance should:

- a) result in more "real" affordable housing, for low income and homeless people
- b) include outreach & collaboration with community based organizations, to include but not be limited to Tiny House Village plans, proposals and support services & local non profit
- c) include consultation with other cities with existing Tiny House & Emergency Housing Villages projects

Thank you.

Veronica Chapman
1760 Golf Course Rd
Bayside, CA 95524
707 476 3335

Sent from my Galaxy

April 8, 2024



Humboldt County Planning & Building Department
3015 H Street
Eureka, CA 95501

Attention: Megan Acevedo

This email is intended to be part of the public record for the Draft Tiny House Village & Emergency Housing Village Workshop planned for Thursday, April 18, 2024.

It is great to see that the County is moving forward with a potential solution to one of Humboldt's long-standing housing situations. However, in order to give the public time to review and participate fully, a draft ordinance, or at minimum an outline or the agenda should be provided well in advance of the workshop.

The County Planning and Building website and the flyer announcement of the workshop have links which do not contain a draft ordinance, an agenda, or any content for the public to review. The workshop flyer, posted April 5th on the Planning and Building website, clearly states Public Input is Sought for the Tiny House Villages and Emergency Housing Villages Draft Ordinance. The Background section on the same page refers the public to the 2022 Survey data gathered in order to gain an understanding of Humboldt County resident's views on tiny house villages. This section also indicates that the draft ordinance has been reviewed by relevant agencies including CalFire, Humboldt County's Public Works Department and the County's Building and Environmental Health divisions and any comments received have been incorporated into the draft document. This draft document should be available to the public now or as soon as possible.

A direct quote from the county webpage highlighting the workshop states, "The draft ordinance will be brought to the Planning Commission for a workshop at this meeting [April 18th]." The page essentially states the public may participate via zoom or attend the meeting in the Supervisors Chambers, and the agenda and staff report can be found on the meeting agenda webpage. The agenda and staff report are not found on the meeting webpage. It seems substantive draft ordinance language should be available to the public. This lack of information is not constructive for the public trying to engage, especially now that the workshop has been announced.

The web survey results have been posted since 2022, and the County has had at least two years to consider the project. Meaningful public participation would include a discussion of a draft ordinance addressing fundamental issues such as land ownership, support from the County in the form of land, leases, or grants, and the use of the Shelter Crisis Act in conjunction with the ordinance. If decisions regarding these issues have already been made, a draft should be made available to the public as soon as possible, minimally seven (7) days prior to the actual Planning Commission regular meeting on April 18.

Thanks for moving forward.

Sincerely,

Nezzie Wade, President Affordable Homeless Housing Alternatives, Inc. - AHHA
PO Box 3794
Eureka, CA 95502-3794
Office Phone: (707) 298-1466
Cell: (707) 267-4035
Email: ahha.humco@gmail.com
Website: www.ahha-humco.org