

McKinleyville Municipal Advisory Committee
Special Meeting, ZOOM PLATFORM - ONLINE MEETING
January 19, 2022 6:00 pm

MINUTES

1. Attendance

Members Present: Maya Conrad, Bonnie Oliver, Pat Kaspari, Lisa Dugan, Twila Sanchez, Scott Binder (MCSD Board Alternate), Kevin Dreyer.

Members Absent: Kevin Jenkins

Guests: Steve Madrone, 5th District Supervisor, John Ford, Director of Humboldt County Planning Division (HCPD), Michael Richardson, HCPD Supervising Planner, John Miller, HCPD Senior Planner.

2. Public Comment Period for Items not on Agenda: none

3. Discussion / Information Items

Continued Review of Draft Ordinance Language and Community Input:

The process of reviewing the Draft Ordinance Language in detail was continued with the guidance of County Planning staff. Below are some of the comments received on specific sections of ordinance. (Discussion Draft Ordinance can be found at

<https://humboldt.gov/DocumentCenter/View/101160/Discussion-Draft-McKinleyville-Town-Center-Zone-10-29-2021-PDF> .)

- **3.4.5.1 Storefront Articulation Standards** – Lisa Dugan asked clarification on whether these standards will be part of a final revised “simplified” version of the Town Center Ordinance. Michael Richardson answered that they will likely be revised in the final version, based on community and MMAC input. Bonnie Oliver asked for clarification on whether “big box stores” will be allowed if they meet the storefront articulation standards. Michael Richardson said that big box stores (defined as 40,000+ s.f. in size) will not be allowed in the Town Center. Scott Binder asked who would determine “Other methods that meet the intent of the standards”. John Ford answered that the Planning Director would decide. A community member asked where the design standards came from. John Miller answered from both the survey results and other community input. The community member followed up with a question about the McKinleyville Community Plans (MCP) requirement for a Design Review Committee for the Town Center. Director Ford answered that the MMAC is serving as the design review committee. Another community member asked that variation in building heights be added to the list of Storefront Articulation Standards and emphasized that the MCP calls for a village form, not an urban or suburban form. Kevin Dreyer asked if there was a prior MMAC motion on record designating the MMAC as a design review body. Director Ford said we could consider making a Design Review Committee an Ad Hoc Subcommittee of the MMAC. Twila Sanchez commented that we have not decided what the character of the Town Center should be and that we all have a different vision for this. Colin Fiske of CRTP commented that a certain density is required to make a place truly walkable. Several

commenters supported the idea of requiring a variation in roof heights. John Ford summarized the input that requirements for variation in size and scale and creative individuality being allowed in the design should be incorporated.

- **3.4.5.2 Pedestrian-Oriented Space Design Standards for Forecourt Frontages-** Bonnie Oliver requested adding language to allow consideration of additional forecourt surfacing materials. Colin Fiske observed that the 20’ minimum forecourt dimension seems excessive and maybe should be the maximum dimension instead. John Miller clarified the percentages on Table 3.4.4.2, that 80% of building frontage is to be to the sidewalk with 20% allowed for forecourt. MMAC and community members observed that these percentages may be too limiting of forecourt size and more flexibility on this is desired.
- **3.4.5.3 Transparency Standards** – Kevin Dreyer expressed support for these standards. A community member observed that posters in windows can detract from this feature.
- **3.4.5.4 Blank Wall Standards-** Kevin Dreyer asked about the source of these standards. John Miller explained that they were sourced from other ordinances in California and the U.S. which are trying to accomplish similar goals. Twila Sanchez asked whether window treatments are part of this ordinance. County planners answered that this is beyond the scope of typical zoning ordinances. There were comments in the Zoom Chat discussing murals and whether the 75% figure for wall treatment was too high.
- **3.4.5.5 Building Height Articulation Standards-** Bonnie Oliver asked for clarification on “vary roof line by at least 5%...”. It was agreed that “vary roof height” would be clearer, and the 5% figure should be increased (10%?). John Ford asked if unvaried roof heights (large blocks buildings) would be more acceptable if buildings were limited to 2 stories. Colin Fiske responded that it would not give the needed density for the goal of bike and pedestrian orientation. Bonnie Oliver agreed that unvaried blocks of 2 story buildings would not be desirable for the Town Center.
- **3.5 TC-MU Mixed Use General Area Standards-** Minor text corrections were recommended. Planning staff pointed out how the standards for these areas are much less stringent than for the TC Core Areas. John Ford asked for a “straw poll of the MMAC on which of these two sets of standards should be applied to the whole Town Center Mixed Use areas, with the goal of simplifying the document. Pat Kaspari, Kevin Dreyer, Scott Binder expressed support for using the TC-MU standards throughout, Bonnie Oliver supported using the TC-Core standards, with revisions as discussed, throughout, Lisa Dugan supported having both TC-Core standards for a core area and TC-MU standards for areas outside of the core and Twila Sanchez and Maya Conrad were not yet ready to make a recommendation.

The review of the Discussion Draft Town Center Ordinance is to continue at the next regular meeting of the MMAC.

4. Board general comments: none

5. Next Meetings

Our next regular meeting will be on Wednesday, January 26, 2022, 6:00 pm, ZOOM format.

6. The meeting was adjourned at 8:30 pm.

Respectfully submitted, Bonnie Oliver