

McKinleyville Municipal Advisory Committee

Regular Meeting, ZOOM Platform and in-person

Time: January 25, 2023 6:00 PM - 9:00 PM Pacific Time

**Location: McKinleyville Union School District's Azalea Conference Center
2275 Central Avenue, McKinleyville, CA 95519**

Minutes

1. Call to Order: 6:00 pm

Check Attendance

Members Present: Maya Conrad, Bonnie Oliver, Pat Kaspari, Lisa Dugan, Twila Sanchez, Greg Orsini and Kevin Dreyer

Members Absent: Kevin Jenkins

Members Late: Lisa Dugan arrived at 6:02 pm and Maya Conrad at 6:05 pm

2. Review & Approve Minutes: November 30, 2022 and December 21, 2022

The minutes of the November 30, 2022 meeting were reviewed.

VOTE: Motion Pat Kaspari Second Twila Sanchez

YES: Bonnie Oliver, Pat Kaspari, Lisa Dugan, Twila Sanchez, Kevin Dreyer and Greg Orsini

NO: None

ABSTENTION: None

ABSENT: Maya Conrad and Kevin Jenkins

APPROVED

The minutes of the December 21, 2022 meeting were reviewed.

VOTE: Motion Pat Kaspari Second Maya Conrad

YES: Maya Conrad, Bonnie Oliver, Pat Kaspari, Lisa Dugan, Twila Sanchez, Kevin Dreyer and Greg Orsini

NO: None

ABSTENTION: None

ABSENT: Kevin Jenkins

APPROVED

3. Community Safety Updates

Lt. Josh McCall, Humboldt County Sheriff's Office provided December stats for the Sherriff's Office. The statistics included 1057 calls, arrests doubled from November, felony and misdemeanors increased. Assaults and trespassing calls doubled and burglaries were about the same from November.

Assistant Chief Chris Emmons, Arcata Fire District provided a recap for the year. 42% of the total calls were generated in McKinleyville. 262 fires, 62 hazards, 5 overpressure and overheat calls. 260 false alarms, 463 calls for service. 2016 rescue and EMS calls and 31% overlapping calls. Delivery of a new engine is scheduled for February. All three stations are fully staffed, two new company officers and one new staff member have come on.

4. Public Comment Period for Items not on Agenda: None

5. Event Announcements:

Revolution Bicycle Shop is holding a Beginner's Level Maintenance Workshop on February 8 from 5-7:00 pm.

Chamber Mixer for the McKinleyville Chamber of Commerce at the Heights Casino January 26 at 5:30 pm.

Notice new food trucks in and around McKinleyville.

6. Discussion/Information Items: *(The Committee may make a motion regarding any of the following items.)*

A. Presentation on "We Are Up" by Mary Keehn:

We Are Up is a non-profit on a mission to empower adults with autism and other developmental disabilities. Board member Mary Keehn will share about the organization and their plans for their farm property in McKinleyville.

Mary presented to the MMAC about We Are Up.

We Are Up has purchased the property behind Grocery Outlet. It be community and housing for adults with and without disabilities. It will consist of housing, a community center, open space, food production of farm to table products.

Mary provided estimates that 80% of adults with developmental disabilities living with parents will no longer be able to care for their children in the next decade. The concept will be to integrate the members to the community. There will be 50 units of housing, a green house and 30 tree apple orchard. It will be a mixed community with no siloing of groups.

The organization is a 501 (c) (3) nonprofit Board of Directors with various committees.

Mary@weareup.org is Mary's email address.

B. Continued discussion on the 12-7-22 McKinleyville Town Center Q-Zone Draft by

John Ford, Humboldt County Director of Planning and Building Divisions and/or Planning Staff. A public comment letter is attached. The draft Planning document is available at:

<https://humboldt.gov/DocumentCenter/View/113214/Revised-Draft-McKinleyville-Town-Center-Zone-12-7-22>

Director Ford reviewed the Town Center Q-Zone Draft Red-Line with the MMAC and public in attendance.

Section 1 Purpose and Intent

Minor wordsmithing and addition of reference to the McKinleyville Community Plan was added to this section.

Section 2 .1 Classification

Added streamside maintenance area and wetland provisions.

R-3 zoning was added to MU1, with a considerable amount of conversation on the ration of commercial to residential taking place. It was proposed that 25% of the north of Hiller parcel could be housing. Family Daycare permit requirement was changed to SP.

Section 3 Mixed Use Standards

The height standard was changed from 75' to four stories. The dogleg behind Safeway street type was converted to Type 1. Building heights were changed to stories on Type 1 and 2 and street type for all Senior Housing will be Street Type 3. Discussion to remove Central Ave Treatment from the Ordinance.

The discussion ended at Section 3 due to time constraints.

C. CA Assembly Bill No. 2449 and how it impacts the MMAC:

A pdf copy of AB-2449 is attached.

MMAC Discussed AB 2449.

The bill was signed into law. This post pandemic Brown Act law modifies requirements for members of Brown Act legislative bodies as it relates to teleconferencing into meetings. This item was briefly discussed and was postponed until the February MMAC meeting.

D. Election of MMAC officers to serve in 2023.

A slate of officers was proposed.

- a. **Motion:** President, Lisa Dugan; Vice President, Kevin Jenkins; Secretary, Bonnie Oliver and Treasurer, Kevin Jenkins

VOTE: Motion Maya Conrad

Second Greg Orsini

YES: Maya Conrad, Bonnie Oliver, Pat Kaspari, Lisa Dugan, Twila Sanchez, Kevin Dreyer and Greg Orsini

NO: None

ABSTENTION: None

ABSENT: Kevin Jenkins

APPROVED

E. McKinleyville Incorporation Exploration Subcommittee report and letter request.

Emailed request letter attached.

This item was postponed

8. Board General Comments

An agenda item to consider a letter of support to our legislators for Life Plan Humboldt \$2.5 million funding bill

9. Next Meetings: February 22, 2023 at 6:00 pm, at MUSD Azalea Conference Center + Zoom.

10. Adjournment