

**McKinleyville Municipal Advisory Committee
Special Meeting**

In person at Azalea Hall, 1620 Pickett Road, McKinleyville, CA and
ZOOM PLATFORM - ONLINE MEETING
September 13, 2023 6:00 pm

MINUTES

- 1. Call to Order:** Roll call Attendance, Acknowledgement of Indigenous Lands, Flag Salute, MMAC Meeting Ground Rules.

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

Members Absent: None

- 2. Review and Approve Minutes:** August 23, 2023

The minutes of the August 23, 2023 Regular Meeting of the MMAC were reviewed. Maya Conrad moved to approve the minutes. Greg Orsini seconded the motion. Kevin Dreyer recommended a correction on page 3, changing “CA Dept. of Forestry” to “CA Department of Fish and Wildlife”. MMAC voted to approve the minutes with this correction.

Roll Call Vote:

Yes: Maya Conrad, Lisa Dugan, Kevin Dreyer, Kevin Jenkins, Pat Kaspari, Greg Orsini, Twila Sanchez, Bonnie Oliver.

No: None

Abstention: None

MOTION APPROVED

- 3. Discussion / Information / Action Items**

A. McKinleyville Town Center Ordinance:

Bonnie Oliver and Twila Sanchez explained a display of community input “Color Your Town Center Dream” maps from the 2018 McKinleyville Pop-up Museum, which was orchestrated by the McKinleyville Organizing Committee.

Humboldt County Planning Director John Ford reviewed and explained the July 21, 2023 Redline Draft revisions to the McKinleyville Town Center Q-Zone Draft Ordinance. Some of these revisions include:

- Height limits for buildings in the Mixed-Use Zones set at 4 stories, rather than 75’ as previously shown on Table 3.1. Height limits were also revised to stories rather than a specific height dimension on the Building Form Standards table in section 3.2.
- Related to section 4.1.1.1, the county is issuing a Request for Proposals for a traffic study that they hope to add to the Draft Town Center Ordinance.
- Cross sections for Central Avenue (Exhibit 1) and Hiller Road (Exhibit 2) were revised to cross section options from the McKinleyville Multimodal Connections Report. Director Ford recommended that MMAC may want to reconsider the Hiller cross section.

- Section 5.1 is substantially expanded with more detail on Design Review submittal requirements and clarifying in 5.1.3.4 that requests to deviate from the provisions of the ordinance may be subject to approval by the Humboldt County Planning Commission.
- Director Ford reviewed the changes to section 5.2 Parking Requirements including the elimination of parking minimums and the inclusion of a provision for a common parking area in the Town Center.
- Related to Section 6, Director Ford referred to the McKinleyville Community Plan's Section 3422, #14 which states *"On existing parcels, development within Wetland Areas shall be permitted where the least environmentally damaging alternative of development techniques is employed and where mitigation measures have been provided to fully offset any adverse effects."*

MMAC members asked clarification questions throughout Director Ford's presentation.

Community members were invited to share their comments on the Redline Draft revisions to/and the McKinleyville Town Center Q-Zone Draft Ordinance. Some of the comments include:

- The (parking lot of the) shopping center is packed with cars all the time. Central Avenue needs to accommodate cars.
- Keep as much open space as possible in the Town Center as a legacy for our children, with the acknowledgement that the land we're talking about is private property. Also, 4' wide sidewalks on Central is too narrow.
- Edits to the parking requirements are appreciated, including shared parking, but maybe not through a parking district.
- Traffic calming on Central Avenue is key to the success of the Town Center. We have the information we need to go ahead, no new traffic study needed.
- Support for planning for housing density via building height increase.
- Support for open space and the removal of minimum parking mandates.
- We need to make Central Avenue safer for crossing pedestrians and bicyclists. This is very important for the success of the Town Center.
- Describing building height as number of floors (e.g. 4 stories) makes for a lot of discretion on the part of designers and Planning reviewers. We could end up with 60' high buildings.
- Having no Design Review Committee is not in compliance with the McKinleyville Community Plan. This removes local control over the TC design from McKinleyville.
- Two additional community members expressed support for these last two comments and expressed support for the proposed open spaces.

MMAC members and Director Ford discussed which issues related to the Redline Draft of the McKinleyville Town Center Q-Zone Draft Ordinance he would like to have direction for Planning Staff, from the MMAC. The following motions reflect MMAC's discussion and recommendations on these issues.

Greg Orsini moved to direct County Planning Staff to modify the cross section for Hiller Road from east of the existing developed area to Central Avenue to the following: No parking on the south side, vegetated median between single traffic lanes in each direction and angle parking on the north side. (Bike and pedestrian infrastructure are also to be included.)

Kevin Dreyer seconded the motion.

Roll Call Vote:

Yes: Maya Conrad, Lisa Dugan, Kevin Dreyer, Kevin Jenkins, Greg Orsini, Bonnie Oliver.

No: None

Abstention: Pat Kaspari, Twila Sanchez

MOTION APPROVED

Kevin Jenkins moved to direct County Planning Staff to create a special set of exemptions to the ordinance street type design standards for development of a senior housing community.

Maya Conrad seconded the motion.

Roll Call Vote:

Yes: Maya Conrad, Lisa Dugan, Kevin Dreyer, Kevin Jenkins, Pat Kaspari, Twila Sanchez, Bonnie Oliver.

No: None

Abstention: Greg Orsini

MOTION APPROVED

Greg Orsini moved to direct County Planning Staff to change the public open space requirement in section 5.5 of the Draft Ordinance from “two percent” to “three percent” of the developable but undeveloped area of the Town Center.

Maya Conrad seconded the motion.

Roll Call Vote:

Yes: Maya Conrad, Lisa Dugan, Kevin Dreyer, Kevin Jenkins, Pat Kaspari, Greg Orsini, Twila Sanchez, Bonnie Oliver.

No: None

Abstention: None

MOTION APPROVED

Maya Conrad moved to accept a County Planning Staff recommended revision to the text of section 5.2.1 from “Where no on-site parking is provided” to “where parking is desired”, to direct County Planning Staff to prepare language for exceptions in the case of purely residential projects and to modify the reference to a “parking district” to something more general.

Greg Orsini seconded the motion.

Roll Call Vote:

Yes: Maya Conrad, Lisa Dugan, Kevin Dreyer, Kevin Jenkins, Pat Kaspari, Greg Orsini, Twila Sanchez, Bonnie Oliver.

No: None

Abstention: None

MOTION APPROVED

- 4. Next Meeting:** Our next Regular Meeting will be Wednesday, September 27, 2023, at 6:00 pm, at McK. Middle School Conference Center at 2275 Central Ave., McKinleyville and Zoom.

- 5. The meeting was adjourned at 9:17 pm.**

Respectfully submitted,
Bonnie Oliver