



MINUTES

THURSDAY, JUNE 4, 2020

Regular Meeting

The Honorable Planning Commission of the County of Humboldt met in a regular meeting on the above date within the Humboldt County Courthouse, Eureka, California. The minutes of this meeting were approved on Thursday, October 15, 2020 with the vote as shown below.

The motion was made by Commissioner McCavour and seconded by Commissioner O'Neill

AYES:	Commissioners Bongio, Pellegrini, Newman, O'Neill, and McCavour
ABSENT:	Commissioners Mitchell
NOT PRESENT:	Commissioners Levy
DECISION:	Motion carries 5/0.

Suzanne Lippre
Deputy Clerk of the Planning Commission

John H. Ford
Secretary of the Planning Commission

PLANNING COMMISSION

First District
Alan Bongio - Chair
Second District
Ronnie Pellegrini
Third District
Noah Levy - Vice Chair
Fourth District
Mike L Newman
Fifth District
Peggy O'Neill
At-Large
Brian Mitchell
At-Large
Melanie McCavour



COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

**PLANNING COMMISSION
COUNTY OF HUMBOLDT**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

ACTION SUMMARY

Thursday, June 4, 2020

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the June 04, 2020 Planning Commission meeting was held virtually.

Notice Regarding Public Comment:

A. CALL TO ORDER / SALUTE TO FLAG

Chair Bongio called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 7 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Mike L Newman, Commissioner Melanie McCavour, Commissioner Peggy O'Neill and Commissioner Ronnie Pellegrini

C. AGENDA MODIFICATIONS

Item E-3: Supplemental information provided.

Item G-1: Supplemental information provided.

D. PUBLIC COMMENTS

E. CONSENT AGENDA

1. Tree Pharms, LLC Conditional Use Permit and Special Permit

Application Number 11207
 Record Number PLN-11207-CUP
 Assessor's Parcel Number (APN): 210-191-059
 41000 State Highway 36, Bridgeville area

Project Description: A Conditional Use Permit for 23,693 square feet (SF) of existing outdoor cannabis cultivation with appurtenant propagation and processing facility. The project includes a Special Permit for development within the Streamside Management Area that would allow the use of a point of diversion from a spring, used for irrigation. The Special Permit is also to facilitate an encroachment within a Streamside Management Area for remediation. Water storage includes an existing 200,000-gallon rainwater catchment pond and about 3,500 gallons of water stored in hard tanks. The total water usage for cannabis irrigation about 135,980 gallons for two cycles a year. Processing will occur onsite in a proposed, 1,200 SF ADA complaint facility. Two employees are required to meet operational needs. Power is provided by PG&E.

A motion was made by Commissioner Mitchell, seconded by Commissioner Pellegrini, that the Tree Pharms, LLC Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Pellegrini

2. Jade Hass, Conditional Use Permit

Application Number 12600
 Record Number PLN-12600-CUP
 Assessor's Parcel Number (APN): 214-211-004
 422 Wood Ranch Road, Redway area

Project Description: A Conditional Use Permit for continued operation of an existing 13,860 square foot outdoor cannabis cultivation. Cultivation activities extend from April to October. The applicant anticipates two cultivation cycles per year. Propagation will occur in a 20'x60' greenhouse. Water for irrigation is sourced from an existing onsite well (16/17-0271). Water is stored in hard tanks with a total of 12,650-gallon capacity with a reserve pond used as back-up for the well with a capacity of approximately 1-million-gallons. Annual water usage is estimated at 189,536 gallons. There will be 2-3 family members working. Processing currently occurs on-site in an existing 1,200 square foot structure. Electricity is sourced from two portable 2000kw generators

A motion was made by Commissioner Mitchell, seconded by Commissioner Pellegrini, that the Jade Hass, Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Pellegrini

F. ITEMS PULLED FROM CONSENT

3. Brodt Ranch Wedding and Event Venue
Special Permit and Coastal Development Permit
Application Number 14105
Record Number PLN-2018-14105
Assessor's Parcel Number (APN): 106-111-004
530 Church Lane, Ferndale Area

Project Description: A Special Permit and Coastal Development permit application to establish a supplemental and temporary use to the existing agricultural operation involving a wedding and party venue in accordance with H.C.C. §313-62. The average number of events would be 10-12 weekends per year occurring mostly on weekends from 12:00 p.m. to 12:00 a.m. during the dry season commencing May 1 and ending October 31. Amplified music would be included and turned down low enough so that significant or constant sound is not heard on neighboring properties. The applicant would provide portable toilet facilities and be responsible for ensuring trash is properly disposed of after each event. Patrons would be responsible for providing the food and beverages. The venue will allow up to 300 attendees and 200 vehicles parked on-site. The parcel is 104 acres in size, and the total area utilized for temporary events is approximately 4 acres. The parcel is developed with a single-family residence, a 5,400 square foot barn, and a retaining pond. The existing facilities would be used and there are no permanent structures or alterations to the land proposed.

Recommendation: Find the project exempt from environmental review pursuant to Section 15301 (Existing Facilities), and 15304 (Minor Alterations to Land), and make all of the required findings for approval of the Coastal Development Permit based on the evidence in the staff report, and adopt the Resolution approving the proposed Brodt Special Permit and Coastal Development Permit subject to the recommended conditions of approval.

A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the Brodt Ranch Wedding and Event Venue Special Permit and Coastal Development Permit be approved as amended by the added conditions that clarify the hours of set up and tear down being between 12 PM and 3 PM on Friday and Sunday, require the applicant prepare and submit a dust mitigation plan for review and approval by the Director of Planning and Building, event music must shut off at 10 pm and visitors must be off site by 11 pm, and prohibition of vacation rentals on the property. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Pellegrini

G. CONTINUED PUBLIC HEARINGS

1. Accessory Dwelling Unit Ordinance

Project Description: To comply with new state requirements, the Coastal Second Residential Unit Ordinance (Section 313-87.1 of Title 3 Division 1 of Humboldt County Code) and the Inland Second and Secondary Dwelling Units Ordinance (Section 314-87.1 of Title 3 Division 1 of Humboldt County Code) are being repealed and replaced by a new Accessory Dwelling Unit Ordinance. The new ordinance includes reduced parking requirements and permitting requirements to encourage construction of Accessory Dwelling Units (ADUs), allowing ADUs to be built as principally permitted structures in all zoning districts that allow single family and multifamily uses, and reducing fees charged for public water and wastewater services for ADUs. The new ordinance goes beyond state requirements by allowing “Tiny Homes” to be used as ADUs, modifying the Alternative Owner Builder (AOB) Regulations (Section 331.5-1 of Title 3 Division 3 of Humboldt County Code) to allow ADUs to be built as AOB units, and adding building codes for Tiny Homes to the building regulations in Section 331.1 of Title 3 Division 3 of Humboldt County Code. Minor amendments to the Humboldt County General Plan and six Local Coastal Plans are included to replace the reference to “Second Units” with “Accessory Dwelling Units”.

A motion was made by Commissioner Newman, seconded by Commissioner Levy, that the Accessory Dwelling Unit Ordinance Item be continued to June 18, 2020 The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Pellegrini

H. NEW BUSINESS

1. New Business Item for the Planning Commission meeting on June 4, 2020:
2018 and 2019 General Plan and Housing Element Annual Progress Reports

A motion was made by Commissioner Newman, seconded by Commissioner Levy, that the 2018 and 2019 General Plan and Housing Element Annual Progress Reports be continued to June 18, 2020. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Pellegrini

I. ADJOURNMENT

Chair Bongio adjourned the meeting at 9:27 p.m.

J. NEXT MEETINGS

June 18, 2020