

PLANNING COMMISSION

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Second District
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Chair - Third District
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Fourth District
PEGGY O'NEILL
Fifth District
BRIAN MITCHELL
Vice Chair - At-Large



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, February 16, 2023

6:00 PM

Regular Meeting - Hybrid

NOTE: The County of Humboldt Planning Commission meeting will be held virtually pursuant to Assembly Bill 361 until further notice.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:
Listen or Watch the live stream of the Planning Commission Meeting in three ways:

1. <https://zoom.us/j/87544807065> Password: 200525
2. Call in via telephone at 346-248-7799, enter meeting id 875 4480 7065 Password: 200525
3. A live stream of the meeting can be found by using the following link:
<https://humboldt.legistar.com> or by watching Access Humboldt on cable channel 10

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:
Participate in the public comment period of the meeting in the following three ways:

1. **In Person:** Any person may appear and present testimony in regard to this matter at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.
2. **Via Computer as an attendee:** To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.
3. **Via phone call using cellphone or landline:** When the Planning Commission meeting begins, call in to the conference line. When the Planning Commissioner starts to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

PUBLIC COMMENT PRIOR TO THE MEETING:

Public comments may be submitted via email to Planningclerk@co.humboldt.ca.us. Please provide the project title, record or case number and date of the hearing. The deadline for submitting written comments is 12:00 p.m. Wednesday, February 15, 2023. After the deadline, written comments may be submitted to the commission in person during the meeting. Verbal comments may be made in person, or on zoom. Comments received after the agenda is posted on Friday, February 10, 2023, can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>, and will be included with the administrative record. If you do not have access to email, contact the Planning Clerk at 707-267-9409.

NOTICE REGARDING PUBLIC COMMENT:

For items appearing on the agenda, the public is invited to make comments at the time the item comes up for consideration by the Commission. The Chair will call for public comment as each item is heard by the Commission. The public is invited to make comments during the Public Comment period for non-agenda items, not appearing on the agenda. All speakers are invited to state and spell their names but are not required to do so.

A. CALL TO ORDER / SALUTE TO FLAG

B. COMMISSIONERS PRESENT

- Present : 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Peggy O'Neill and Commissioner Lonyx Landry
- Absent : 1 - Commissioner Thomas Mulder

C. AGENDA MODIFICATIONS

It was decided to move items G2 Karuk Housing Authority Planned Development Permit and G4 Moser Properties Extension of Parcel Map Subdivision to the consent agenda.

D. PUBLIC COMMENTS

E. CONSENT AGENDA

A motion was made by Commissioner O'Neill, seconded by Commissioner Mitchell, that all items remaining on the Consent Agenda be approved as recommended. The motion carried by the following vote:

- Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Peggy O'Neill and Commissioner Lonyx Landry

1. Adoption of Resolution Authorizing Remote Teleconference Meetings of the Humboldt County Planning Commission for the period of February 16, 2022, through February 28, 2022, Pursuant to the Ralph M. Brown Act.

A motion was made by Commissioner O'Neill, seconded by Commissioner Mitchell, that all items remaining on the Consent Agenda be approved as recommended. The motion carried by the following vote:

- Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Peggy O'Neill and Commissioner Lonyx Landry

3. Bridgeville Organic Pharms, LLC, Conditional Use Permit and Special Permit
 Assessor Parcel Number: 210-012-019
 Record No.: PLN-10822-CUP
 Section 35 of Township 04 North, Range 04 East, H.B.&M., Dinsmore area

A Conditional Use Permit for an existing 40,025-square-foot (SF) outdoor cannabis cultivation utilizing light deprivation techniques and 1,920 SF of ancillary propagation. Irrigation water is currently sourced from a permitted groundwater well on the subject parcel; however, use of the well for cannabis irrigation will be replaced by rainwater catchment for the foreseeable future, with a permitted point of diversion proposed as a potential backup water source. Existing available water storage is 105,100 gallons in a series of hard-sided tanks, with an additional 65,000 gallons proposed, for a total of 170,100 gallons of onsite water storage. Estimated annual water usage is 166,300 gallons. Drying and processing occurs onsite within two (2) existing sheds. A maximum of eight (8) people may be onsite during peak operations. Power is provided by three (3) generators, and there are long-term plans to convert to solar power and

this is recommended as a condition of approval. A Special Permit is also requested for development within a Streamside Management Area (SMA) related to installation, use, and maintenance of the point of diversion infrastructure.

A motion was made by Commissioner O'Neill, seconded by Commissioner Mitchell, that all items remaining on the Consent Agenda be approved as recommended. The motion carried by the following vote:

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Peggy O'Neill and Commissioner Lonyx Landry

5. Punta Canna, LLC, Conditional Use Permit and Special Permit
Assessor's Parcel Numbers: 216-317-006 and 216-317-004
Record Number: PLN-11915-CUP
Alderpoint area

A Conditional Use Permit for 19,500 square feet (SF) of existing outdoor cultivation utilizing light deprivation techniques within 21 greenhouse structures, with and 2,000 SF of existing ancillary propagation. Irrigation water is sourced from a point of diversion located on APN 216-317-006. Existing available water storage is 206,000 gallons in a series of hard-sided tanks. Estimated annual water usage is 228,096 gallons. Drying will occur in a proposed 2,160-square-foot drying building and processing will occur within a proposed 1,140-square-foot structure. A maximum of ten (10) employees may be onsite during peak operations. Power is provided by a 4,000-watt solar array. The applicant has long-term plans for connection to Pacific Gas and Electric Company (PG&E) to offset the needs of the new structures and facilities as proposed. A Special Permit is also requested for development within the Streamside Management Area (SMA) for continued use and maintenance of the point of diversion infrastructure.

A motion was made by Commissioner O'Neill, seconded by Commissioner Mitchell to continue the Punta Canna, LLC Conditional Use Permit and Special Permit to the meeting of March 2, 2023 as recommended as part of the Consent Agenda.

2. Karuk Housing Authority Planned Development Permit
Application Number PLN-2022-17806
Assessor Parcel Number (APN) 529-111-007
38030 State Hwy 96, Orleans, CA 95556
A Planned Development Permit (PDP) for the construction of eight individual two-bedroom housing units on a single in-fill parcel for the Karuk Tribal Housing Authority that will be served with onsite sewer and community water. The PDP is requested to facilitate the development of multiple single-family units on one legal lot. The units will be affordable, for-rent housing, subsidized by the U.S. Department of Housing and Urban Development, available to tribe members.

A motion was made by Commissioner O'Neill, seconded by Commissioner Mitchell, that all items remaining on the Consent Agenda be approved as recommended. The motion carried by the following vote:

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Peggy O'Neill and Commissioner Lonyx Landry

- 4. Moser Properties Extension of Parcel Map Subdivision
 Application Number: PLN-2022-17983
 Prior Application Number: PLN-14262-FMS, PLN-2020-16784
 Assessor Parcel Number (APN): 511-461-015 & 511-461-016
 3235 Boeing Av, Mckinleyville, CA 95519

A two-year extension to an approved Final Map Subdivision for the creation of 12 commercial lots within the Airport Business Park. The lots will be created from the two Remainder Parcels from the original subdivision and range in size between 30,310 and 61,230 square feet. The parcels will be served by community water and sewer.

A motion was made by Commissioner O'Neill, seconded by Commissioner Mitchell, that all items remaining on the Consent Agenda be approved as recommended. The motion carried by the following vote:

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Peggy O'Neill and Commissioner Lonyx Landry

F. OLD BUSINESS

G. PUBLIC HEARINGS

- 1. Georgi Aleksandrov Conditional Use Permit and Special Permit
 Assessor's Parcel Number: 220-071-008
 Record Number.: PLN-11426-CUP
 3550 Goodman Ranch Road, Whitethorn area

A Conditional Use Permit for 22,000 square feet (SF) of existing mixed light cannabis cultivation and 2,800 SF of ancillary propagation. Irrigation water is sourced from a spring diversion. Existing available water storage is 62,000 gallons in a series of hard-sided tanks and two (2) 20,000-gallon bladders, including 5,000 gallons dedicated to fire suppression. Estimated annual water usage is 159,200 gallons. Drying and curing occurs onsite, with all other processing occurring offsite at a licensed processing or manufacturing facility. A maximum of four (4) people will be onsite during peak operations. Power is provided by two (2) generators; however, there are long-term plans for solar. A Special Permit for development in the Streamside Management Area (SMA) is also requested for continued use and maintenance of the existing point of diversion and relocation of two (2) existing water tanks outside of the required buffer.

A motion was made by Commissioner Skavdal, seconded by Commissioner O'Neill, that the Georgi Aleksandrov Conditional Use Permit and Special Permit be approved as recommended. The motion carried by the following vote:

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Peggy O'Neill and Commissioner Lonyx Landry

3. William Cosby Special Permit
Record Number: PLN-2022-17912
Assessor Parcel Number: 510-192-017
McKinleyville area

An after-the-fact Special Permit for the construction of an approximately 3,200 square foot storage building on a 3,696 square foot concrete slab pursuant to Section 314-102.1.2 of the Humboldt County Code.

A motion was made by Commissioner Mitchell, seconded by Commissioner O'Neill, that the William Cosby after-the fact Special Permit be continued to the meeting of March 2, 2023. The motion carried by the following vote:

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Peggy O'Neill and Commissioner Lonyx Landry

H. ITEMS PULLED FROM CONSENT

2. Review and approval of January 19, 2023, Action Summary;

The Planning Clerk was directed to return with corrections identified by the Planning Commission.

4. Santos - Final Map Subdivision
Application Number: PLN-2022-17846
Prior Application Number: FMS-04-06M/CDP-04-17M/SP-11-20
Assessor Parcel Number (APN) 508-391-045
School Road - McKinleyville area

A Final Map Subdivision of an approximately 10.51-acre parcel into 45 residential lots ranging in size between approximately 5,000 square feet to 7,800 square feet in size, including a proposed 11,850 square foot parcel (Lot "B") for park purposes. An exception to the solar shading requirements has been requested for Lots 36 and 40. The project will be served with community water and sewer provided by the McKinleyville Community Services District. Approval is sought of the remaining phases of a major subdivision that expired (FMS-04-06M/CDP-04-17M/SP-11-20). The subdivision was first approved by the Planning Commission in 2004 and authorized the creation of 88 residential lots. In 2011 the project was modified and authorized by the Planning Commission to allow buildout in five (5) phases. The first two phases have since been completed resulting in the creation of 43 residential parcels, however the map expired before the remaining three phases were completed. The owner is once again seeking approval of the map to allow creation of the 45 additional lots from the remaining uncompleted phases that were planned for and previously approved. This includes an application for a Coastal Development Permit due to a small portion of the property being located in the coastal zone and for a Special Permit due to the location within an Alquist-Priolo Fault Hazard Zone.

A motion was made by Commissioner Mitchell, seconded by Commissioner Skavdal, supporting revision to Condition of Approval 18, requiring the extension of McKinleyville Avenue and related off-site improvements (from Chelsea Way to Washington Avenue) must be completed before filing the final map for any of the remaining phases, regardless of the order pursued. As well as the addition of Condition of Approval 19, which states any landscape or open space maintenance zone agreement shall include provisions for maintenance and repair of "back-on" fencing, berms, and similar features sited along the rear of lots 4-16, which abut School Road, and that the Santos Final Map Subdivision be approved as revised. The motion carried by the following vote:

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Peggy O'Neill and Commissioner Lonyx Landry

I. REPORT FROM PLANNER

1. County Council Assembly Bill 2449 presentation on new rules for the Humboldt County Planning Commission.

J. PLANNING COMMISSION DISCUSSION ITEMS

K. ADJOURNMENT

NEXT MEETING March 2, 2023 6:00 p.m. Regular meeting - Hybrid

The Chamber is wheelchair accessible, the accessible entrance to the Courthouse is the 4th Street entrance. Accessible parking is available adjacent to the 4th Street entrance and on the 4th Street side of the K Street lot. If you are a person with a qualified disability, and need a modification or accommodation to participate in this meeting, please contact the Clerk of the Board at (707) 476-2384, or (707) 445-7299 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.