

PLANNING COMMISSION

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COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

COUNTY OF HUMBOLDT
PLANNING COMMISSION
825 Fifth Street
Board of Supervisors Chambers
Eureka, California

AGENDA

Thursday, February 6, 2025

6:00 PM

Regular Meeting - Hybrid

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act. With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Clerk of the Board Office at 707-476-2390 or by email cob@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.

Please note: Those not able to attend the Planning Commission meeting in person will have the opportunity to provide public comment via Zoom; however, the County of Humboldt cannot guarantee that the Zoom system will be available for the entirety of every meeting. The only ways to guarantee that your comment is received and considered by the Board of Supervisors are to attend the meeting in person or submit your comment in writing in advance of the meeting.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

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
1. **In Person Public Comment:** Any person may appear and present testimony for an item on this agenda 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. **Zoom Public Comment:** When the Planning Commission announce the agenda item that you wish to comment on, call the conference line, enter the Meeting ID and press star (*) 9 on your phone, this will raise your hand. You'll continue to hear the Planning Commission meeting on the call. When it is your turn to speak, you'll hear a prompt to unmute, press star (*) 6. Please turn off your TV or live stream to avoid delays. If you encounter any issues, please use the call-in option below.
 3. **Phone call using cellphone or landline:** When the Planning Commission meeting begins, call in on the conference line. When the Planning Commission Chair 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, press *6 to unmute.

You may access the live stream of the meeting by using the following link:
<https://humboldt.legistar.com>

SUBMITTING 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 5, 2025. After the deadline, written comments may be submitted to the commission in person during the meeting (15 copies). Comments 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.

- A. CALL TO ORDER / SALUTE TO FLAG
- B. COMMISSIONERS PRESENT
- C. AGENDA MODIFICATIONS
- D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

At this time persons may appear before this Commission on any matter pertinent to the Commission's Jurisdiction and that is not on the Agenda. When the Chair asks for public comment, please address the Commission from the microphone. Unless otherwise stated, speakers will have three (3) minutes for public comment. Although the Commission may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon by the Commission at this time.

E. CONSENT AGENDA

These Public Hearing matters are routine in nature and are usually approved by a single vote. The Chair will poll the audience and members of the Commission to determine if any item on the consent agenda should be pulled for public comment or further discussion.

1. Review and approval of the December 05, 2024, Action Summary

Recommendation: Approve the December 05, 2024, Action Summary

Attachments: [12.05.2024 Action Summary for review](#)

2. Review and approval of the December 19, 2024, Action Summary

Recommendation: Approve the December 19, 2024, Action Summary

Attachments: [12.19.2024 Action Summary for review](#)

3. VB BTS II, LLC Conditional Use Permit

Record No.: PLN-2023-18298

APN: 511-111-063

McKinleyville area

A Conditional Use Permit for the construction of telecommunications and public utility facility, consisting of a 100' monopine with (12) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, required antenna cabling, HCS jumpers, (2) ground mounted radio cabinets,(1) back-up diesel generator, (2) raised concrete pads, cable ice bridge, utility backboard and multi-meter utility service mounted on H-frame within a 50'x50' fenced lease area. No water or sewer service required. This will be an unmanned facility.

Recommendation: That the Planning Commission:
1. Continue the project to the February 20, 2025, meeting.

4. Laurel Tree Charter School Coastal Development Permit Extension

Assessor Parcel Numbers (APN) 511-401-039-000

Record No.: PLN-2023-18176

McKinleyville area

A three-year extension to a previously approved Coastal Development Permit (PLN-2021-17206) to accommodate development of a school to be operated by Laurel Tree Charter School serving children from Kindergarten through High School. The CDP is not vested. No modifications to the project are proposed. If approved, the extension will expire on May 16,

2026.

Recommendation: That the Planning Commission:
1. Continue the project to the February 20, 2025, meeting

5. 4050 Hwy 101 Coastal Development Permit and Conditional Use Permit
Record No.: PLN-2024-19058
APN: 501-181-010
Eureka area

A Coastal Development Permit (CDP) and Conditional Use Permit (CUP) for the conversion of previously permitted transient habitation rental units (PLN-2023-18177) to long-term (non-transient) apartments. The units are located on the second floor of the existing office/store building. The two-bedroom units are each approximately 1,148 square feet in size with approximately 189 square foot decks. Units are located on the existing footprint of the ground floor, and the building is located within the grounds of the Redwood Coast Cabins and RV resort. The parcel is served by onsite septic with community water provided by the City of Eureka.

Recommendation: That the Planning Commission:
1. Adopt the resolution (Resolution 25-___), which does the following:

a. Finds the Planning Commission has determined that the project is exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines, and as a Responsible Agency, agrees with the lead agency's findings; and

b. Makes all of the required findings for approval of the Coastal Development Permit and Conditional Use Permit; and

c. Approves the 4050 Hwy 101 Coastal Development Permit and Conditional Use Permit subject to the conditions of approval.

Attachments: [19058 Staff Report 2.6.25](#)
[Attachment 1 - Draft Resolution 19058](#)
[Attachment 1A - Conditions of Approval 19058](#)
[Attachment 1B - Project Plans 19058](#)
[Attachment 2 - Location Map 19058](#)
[Attachment 3 - Applicant's Evidence in Support of the Required Findings - 19058](#)
[Attachment 4 - Referral Agency Comments and Recommendations - 19058](#)

6. Lock Box Storage LLC Conditional Use Permit for Self-Storage Facility
Assessor Parcel Numbers (APN) 516-111-064
Record No.: PLN-2024-19084
Glendale area

The proposed Lock Box Storage LLC Self-Storage Facility project includes a Conditional Use Permit for the construction and operation of a mini-storage center in unincorporated Humboldt County in the Glendale area. The proposed footprint is 30,290 square feet, comprised of two two-story 15,145 square foot buildings, one of which would include a small office space with a restroom. This area would be equivalent to a lot-area coverage of less than 40 percent on the 1.75 acre lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area. The property is located within the Fieldbrook Community Services District for water and sewer. The parcel has historically been served electricity by PG&E. The proposed operating hours are 7 am to 9 pm.

Recommendation:

That the Planning Commission:

1. Adopt the resolution (Resolution 25-___), which does the following:
 - a. Finds the Planning Commission has considered the Mitigated Negative Declaration (MND) previously adopted for the Glendale Cannabis Facility as well as the Addendum to the MND that was prepared for the Lock Box Storage LLC project pursuant to Section 15164 of the CEQA guidelines; and
 - b. Makes all the required findings for approval of the Conditional Use Permit; and
 - c. Approves the Lock Box Storage LLC Conditional Use Permit subject to the conditions of approval.

Attachments:

[19084 Staff Report 2.6.25](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Site Plans](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 3A - 13319 13328 13339 13346 ISMND](#)

[Attachment 4 - Evidence Summary](#)

[Attachment 4A - Groundwater Level Test](#)

[Attachment 4B - Glendale Drive DTSC Letter re No Contamination on 06.13.19 06.27.2019](#)

[Attachment 5 - Referral Comments](#)

[Attachment 5A - ref PW Response 10.29.2024](#)

[Attachment 5B - CalFIRE Exception Request Approval](#)

[Attachment 6 - Public Comment Combined 19084](#)

7. Humboldt Heritage Farm Management, LLC, Conditional Use Permit and Special Permit
Assessor Parcel Number: 220-091-022-000
Record Number: PLN-12076-CUP
Ettersburg area

A Conditional Use Permit and Special Permit for 20,400 square feet (SF) of existing outdoor

cultivation and 1,791 SF of ancillary nursery area. Irrigation water is sourced from a rainwater catchment pond and a spring diversion. Existing water storage totals 578,500 gallons from a combination of the 300,000-gallon pond and 278,500 gallons of water tank storage. The estimated annual water usage is 393,580 gallons. Drying and curing occurs onsite and all further processing to occur off-site at a licensed processing facility. A maximum of six (6) employees are anticipated. Power is currently provided by solar panels and a generator, with a second generator utilized for backup. The project is conditioned to transition to renewable energy by January 1, 2026. The proposed project also includes a Special Permit for development within the Streamside Management Area for continued use and maintenance of the point of diversion.

Recommendation:

That the Planning Commission:

1. Adopt the resolution (Resolution 25-___), which does the following:

- a. Finds the Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Humboldt Heritage Farm Management, LLC project; and
- b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Approves the Humboldt Heritage Farm Management, LLC Conditional Use Permit and Special Permit subject to the conditions of approval.

Attachments:

- [12076 Staff Report 2.6.25](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval 12076](#)
- [Attachment 1B - Cultivation and Operations Plan and Addendums](#)
- [Attachment 1C - Site Plan](#)
- [Attachment 2 - Location Maps](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant's Evidence](#)
- [Attachment 4A - Right to Divert and Use Water](#)
- [Attachment 4B - Site Management Plan](#)
- [Attachment 4C - Streambed Alteration Agreement](#)
- [Attachment 4D - Less than 3 Acre Conversion Exemption](#)
- [Attachment 4E - Road Evaluation Form](#)
- [Attachment 5 - Referral Agency Comments](#)
- [Attachment 5A - 12076_ref Building Inspection](#)
- [Attachment 5B - 12076_ref DEH](#)
- [Attachment 5C - 12076_ref PublicWorks](#)
- [Attachment 5D - 12076_ref CalFire](#)
- [Attachment 5E - 10276 ref CDFW12.05.2024](#)
- [Attachment 6 - Watershed Map](#)

F. PUBLIC HEARINGS

The projects listed below are public hearing items that have generated public comment prior to the hearing date or have other issues related to them that may require discussion

1. HumSun 3, LLC Conditional Use Permit and Special Permit
Assessor Parcel Numbers: Portion of 217-051-001, portion of 217-052-001, portion of 217-053-002, portion of 217-055-002, portion of 217-056-001, 217-061-001, 217-062-003, 217-213-003, 217-214-001, and 217-253-001 (one separate legal parcel)
Record Number: PLN-12856-CUP
Blocksburg area

A Conditional Use Permit for 3.1 acres of new mixed-light commercial cannabis cultivation, and the development of ancillary structures for cultivation activities, including a 6,000 square-foot dry barn/nursery for drying, curing, and plant stock propagation, and a 1,280 square-foot commercial building for processing product grown on site. Water would be sourced from three wells on the parcel and will be stored in hard tanks totaling 250,000 gallons. A total of eight full-time employees are proposed, with an additional 10 employees needed for peak operations. Energy use would require a proposed electrical upgrade from PG&E and roof-mounted solar on the proposed buildings. While waiting for the PG&E upgrade and prior to build-out of the full mixed-light greenhouses, the Applicant proposes to cultivate the 3.1 acres

using light-deprivation or full-sun outdoor cultivation techniques, which would not require artificial lighting for cultivation. A Special Permit is required for project related wetland impacts, creation and enhancement, riparian area creation and enhancement, and the reconnection of a Class III ephemeral drainage. An Initial Study/Mitigated Negative Declaration (Attachment 3) has been prepared for the proposed Project.

Recommendation:

That the Planning Commission:

1. Adopt the resolution (Resolution 25-___), which does the following:

a) Adopts the Mitigated Negative Declaration prepared for the HumSun 3, LLC project pursuant to Section 15074 of the State CEQA Guidelines; and

b) Finds the proposed Project complies with the General Plan and Zoning Ordinance; and

c) Approves the Conditional Use Permit and Special Permit subject to the conditions of approval.

Attachments:

[12856 Staff Report 2.6.25](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Mitigation Measures, Monitoring, and Reporting Program](#)

[Attachment 1C - Cultivation and Operations Manual](#)

[Attachment 1D - Site Plans](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Draft Initial Study and Mitigated Negative Declaration and Appendices](#)

[Attachment 4 - Applicant's Evidence in Support of the Required Findings](#)

[Attachment 5 - CEQA Circulation Comments](#)

[Attachment 6 - Referral Agency Comments and Recommendations](#)

[Attachment 7 - Williamson Act Committee Meeting Minutes June 20, 2018](#)

[Attachment 8 - Lake or Streambed Alteration Agreement EPIMS-HUM-47015-R1](#)

[Attachment 9 - Watershed Map](#)

2. Humboldt Exotics, LLC: Zone Reclassification for an Indoor Cultivation Q-Qualified Combining Zone and Text Amendment to the Commercial Cannabis Land Use Ordinance for Business Park (MB) Zones.

Assessor Parcel Numbers: 223-311-010, 223-311-011, 223-311-012, 223-311-043, 223-311-035, 223-311-030, and 223-311-029

Record No.: PLN-2023-18206

Redway Area

A zone reclassification to adopt an Indoor Cultivation Q - Qualified Combining Zone affecting seven parcels within the Redway Business Park and an ordinance amendment for a text change to the Commercial Cannabis Land Use Ordinance to allow indoor commercial cannabis cultivation in Business Park (MB) zones in the inland area of the county that are within the

Indoor Cultivation Q-Qualified Combining Zone.

Recommendation:

That the Planning Commission:

1. Adopt the resolution (Resolution 25-___), which does the following:
 - a. Finds the Planning Commission has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Indoor Cultivation Q-Qualified Combining Zone and Text Amendment to the Commercial Cannabis Land Use Ordinance; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Finds the proposed project does not reduce the residential density for any parcel below the inventory adopted in the housing element; and
 - d. Recommend the Board of Supervisors approve the rezoning of seven parcels, 223-311-010, 223-311-011, 223-311-012, 223-311-043, 223-311-035, 223-311-030, and 223-311-029 in the Redway Business Park with the Indoor Cultivation Q - Qualified Combining Zone; and
 - e. Recommend the Board of Supervisors amend the Commercial Cannabis land use ordinance section 55.3.8.1.2 to allow indoor cultivation in Business Park (MB) zones with the Indoor Cultivation Q - Qualified Combining Zone.

Attachments:

[18206 Staff Report 2.6.25](#)

[Attachment 1 - DRAFT Resolution](#)

[Attachment 1A - DRAFT 18206 Q Zone Ordinance](#)

[Attachment 1B - DRAFT 18206 CCLUO Text Amendment Ordinance](#)

[Attachment 2 - 18206 Location Map](#)

[Attachment 3 - 18206 CEQA Addendum](#)

[Attachment 4A - 18206 Letter of Support from RCSD](#)

[Attachment 4B - 18206 Landowner Consent for Activities](#)

[Attachment 5 - 18206 Referral Agency Comments](#)

[Attachment 5A - 18206 PGE Response No Impact](#)

[Attachment 6 - Watershed Map](#)

3. Mazzanti Special Permit for Short-Term Rental

Record No.: PLN-2024-19112

APN: 515-241-015

Trinidad area

Project is seeking a Special Permit (SP) for a Short-Term Rental (STR) pursuant to §314-60.05.6.2 of Humboldt County Code for an exception to the Neighborhood Concentration standards. HCC requires that STRs shall not exceed twenty percent (20%) of the dwellings on the access road - neighborhood concentration of STR's on Alder Lane is currently at 50% and

approval of this STR application will bring the concentration to 75%. The Special Permit will also address the requirements of Alder Lane, which is less than the width of a Category 3 road.

The parcel is currently developed with a single-family residence and attached garage. The site is served with on-site water and an on-site wastewater treatment system, and power is from PG&E. Parking is provided by the attached 4-car garage. The proposed STR operations plan does not include private gatherings or parties.

Recommendation:

That the Planning Commission:

1. Adopt the resolution (Resolution 25-___), which does the following:

a. Finds the Planning Commission has determined that the project is exempt from further environmental review pursuant to Section 15301 of the State CEQA Guidelines, and as a Responsible Agency, agrees with the lead agency's findings; and

b. Makes all of the required findings for approval of the Mazzanti Special Permit for Short-term Rental; and

c. Approves the Mazzanti Special Permit for Short-term Rental as recommended by staff, and subject to the conditions of approval.

Attachments:

[19112 Staff Report 2.6.25](#)

[Attachment 1 - Draft Resolution 19112](#)

[Attachment 1A - Conditions of Approval 19112](#)

[Attachment 1B - Project Information 19112](#)

[Attachment 1C - Site Plan 19112](#)

[Attachment 2 - Location Map 19112](#)

[Attachment 3 - Applicant's Evidence in Support of the Required Findings 19112](#)

[Attachment 4 - Referral Agency Comments and Recommendations 19112](#)

[Attachment 4A - PW Response 19112](#)

4. Amendment to Short Term Rental Ordinance

Assessor Parcel Numbers (APN) 000-000-000

Record No.: PLN-2025-19159

Countywide

An amendment to the Short-term Rental Provisions of the Inland and Coastal Zoning Regulations to amend subsections 60.05.9.1.1 (to clarify requirements for Category 3 roads for Homeshares), 60.05.10.2.4 (to allow certain Short-term rentals in Agriculture General Zones), 60.05.10.3.1 (to clarify requirements for Category 3 roads for Short-term rentals.) and 60.05.10.6 (to clarify separation between Short-term rentals.) This Zoning Ordinance Amendment applies to the entire County.

Recommendation:

That the Planning Commission:

1. Adopt the resolution (Resolution 25-___), which does the following:

- a. Finds the proposed amendments to the Inland and Coastal Short-term rental ordinances are exempt from environmental review; and
- b. Finds the proposed project complies with the General Plan, Local Coastal Program and Zoning Ordinance; and
- c. Recommends the Board of Supervisors Adopt the amendments to the Short-Term rental ordinance.

Attachments:

[17963 Short-term Rental Mod Staff Report 2.6.25](#)

[Attachment 1 - Draft Resolution \(Inland & Coastal\) 2025 Modification](#)

[Attachment 1A - Proposed Modifications to the Inland Short term Rental Ordinance](#)

[Attachment 1B - Proposed Modifications to the Coastal Short-term rental ordinance](#)

[Attachment 2 - Existing Short Term Rental Ordinance - Humboldt County Code Section 314-60](#)

G. ITEMS PULLED FROM CONSENT**H. REPORT FROM PLANNER****I. PLANNING COMMISSION DISCUSSION ITEMS****J. ADJOURNMENT****K. NEXT MEETINGS: February 20, 2025 6:00 p.m. Regular Meeting - Hybrid**