

PLANNING COMMISSION

Robert Morris
Chair - Second District
David Edmonds
Vice Chair - At Large
Alan Bongio
First District
Noah Levy
Third District
Vacant
Fourth District
Ben Shepherd
Fifth District
Brian Mitchell
At Large



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, June 7, 2018

6:00 PM

Regular Meeting

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. For items not appearing on the agenda, the public is invited to make comments during the Public Comment period for non-agenda items. All speakers are invited to state their names, but are not required to do so.

CALL TO ORDER / SALUTE TO FLAG

COMMISSIONERS PRESENT

AGENDA MODIFICATIONS

APPROVAL OF ACTION SUMMARY

Review and approval of the February 1, 2018 Planning Commission Action Summary.

Attachments: [PC Action Summary 2.1.18 for review and approval.pdf](#)

Review and approval of Planning Commission Action Summary for March 1, 2018.

Attachments: [PC Action Summary 3.1.18 for approval](#)

Review and approval of Planning Commission Action Summary for February 15, 2018.

Attachments: [PC Action Summary 2.15.18 for review and approval](#)

Review and approval of Planning Commission Action Summary for March 15, 2018.

Attachments: [PC Action Summary 3.15.18 for review and approval](#)

PUBLIC COMMENTS

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.

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 Anzini-Hansen (Brian Derr) Final Map Subdivision

Application Number 13626

Case Number FMS-12-008X

Assessor's Parcel Number (APNs) 216-151-020, 216-164-001, 216-245-004, 216-246-011

Alderpoint Area

A Final Map Subdivision to result in two parcels of approximately 365 acres each. The property is developed with three dwellings and appurtenant structures served by spring water and on-site sewage disposal systems. The subdivision will site one dwelling onto Parcel 1 and two dwellings onto Parcel 2. No development is proposed other than road improvements pursuant to Humboldt County Department of Public Works and County Fire Safe Regulations. The project includes a petition for an exception request for a reduced right-of-way to allow a 20-foot-wide right-of-way for resultant Parcel 2.

Recommendation: Move to make all of the required findings, based on evidence in the staff report, and approve the application on the Consent Agenda subject to the recommended conditions.

Attachments: [FMS 12-008X Staff Report.pdf](#)

2 Parker Parcel Map Subdivision and Special Permit Extension

Application Number 13931

Case Number PMS-06-008XX, SP-06-024XX

Assessor's Parcel Number (APNs) 306-111-006-000

2386 Meadow Lane, Eureka area

A two-year extension, in addition to the automatic one and two year extensions as allowed by State Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116, of a Parcel Map Subdivision (PMS-06-008) originally approved on November 16, 2006. The project consisted of a minor subdivision of a \pm 23,826 sf parcel into two (2) parcels of 18,430 sf and 6,104 sf (net) each. The larger of the proposed parcels, Parcel 1, is currently developed with a \pm 1,620 sf residence and a \pm 900 sf Secondary Dwelling Unit (SDU). The Special Permit (SP) is needed to legitimize the SDU which was built without permits. Proposed Parcel 2 is vacant expect for a small garage that will be removed. The site is subject to the findings of the Fault Evaluation Report (FER) prepared by SHN (April 2006) which identified a significant majority of Parcel 2 as appropriate for residential development. The subdivision is served by community water and sewer and requires no exceptions. No change to the original project is proposed. This is the second extension requested and if approved, the extension will expire on November 28, 2019.

Recommendation: Move to make all of the required findings, based on evidence in the staff report, and approve the application on the Consent Agenda subject to the recommended conditions of approval.

Attachments: [PMS-06-008XX Staff Report](#)

3 Parker Parcel Map Subdivision Extension

Application Number 13932

Case Number PMS-06-009XX

Assessor's Parcel Number (APNs) 306-112-001-000

2374 Meadow Lane, Eureka area

A two-year extension, in addition to the automatic one and two year extensions as allowed by State Senate Bill 1185, Assembly Bill 333, Assembly Bill 208, and Assembly Bill 116; of a Parcel Map Subdivision (PMS-06-009) originally approved November 16, 2006. The project consisted of a subdivision to divide an approximately ±23,150 square foot parcel into two parcels of approximately 11,025 square feet and 10,600 square feet (net) each. The smaller of the proposed parcels, Parcel 1, is currently developed with a single family residence and attached garage. Proposed Parcel 2 is vacant. The site is subject to the findings of the Fault Evaluation Report prepared by SHN (April 2006) which identified a significant majority of Parcel 2 as appropriate for residential development. The subdivision is served by community water and sewer from the Humboldt Community Services District. The subdivision requires no exceptions. No change to the original project is proposed. This is the second extension requested and if approved, the extension will expire on November 28, 2019.

Recommendation: Move to make all of the required findings, based on evidence in the staff report, and approve the application on the Consent Agenda subject to the recommended conditions of approval.

Attachments: [PMS 06-009XX Staff Report](#)

- 4 Katherine Wolman Parcel Map Subdivision
Application Number 13628
Case Number PMS-13-003X
Assessor's Parcel Number (APNs) 220-231-028, 220-241-012
Briceland Area

A two-year extension in addition to an automatic two-year extension as allowed by Assembly Bill 116, for a parcel map (PMS-13-003) originally approved June 18, 2013. The project consists a subdivision resulting in 2 parcels of approximately 42.7 and 18.8 acres, for the purpose of remedying subdivision violations. Both parcels are developed with permitted single-family dwellings and served by on-site sewage disposal systems. Parcel 1 utilizes an existing water system which draws surface water from an unnamed tributary to Redwood Creek. Parcel 2 utilizes an existing water system which draws surface water from Redwood Creek. Ingress and egress of both resulting parcels is from Briceland-Thorne Road. There are no changes to the previously approved tentative parcel map. This is the first extension requested and if approved, the extension will expire on June 18, 2019.

Recommendation: Make all of the required findings, based on evidence in the staff report, and approve the Katherine Wolman project on the Consent Agenda subject to the recommended conditions.

Attachments: [PMS 13-003X Staff Report](#)

CONTINUED PUBLIC HEARINGS

- 5 Talking Trees Farms - Conditional Use Permit
Application Number 13198
Case Number CUP-16-1038/SP-18-066
Assessor's Parcel Number (APN) 522-174-009
Willow Creek area

A Conditional Use Permit for 25,200 square feet of existing outdoor commercial cannabis cultivation. Processing is done off- site at a licensed processing facility. Water used for irrigation is supplied by an existing permitted well on the property. The applicant has 35,325 gallons of hard tank water storage. Approximately 155,400 gallons of water is required for irrigation annually. An average of 3 employees is needed for the operation. Off-grid power is supplied by a solar array and a generator. A Special Permit is required for a setback reduction to public lands.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15301, of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Talking Trees Farms project subject to the recommended conditions.

Attachments: [CUP 16-1038 Staff Report PC 6.7.18](#)

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

- 6** Lazy S Ranch, LLC Conditional Use Permit
Case Number CUP 17-018
Assessor's Parcel Numbers (APNs) 033-130-002 and 033-130-007
2557 Blue Rock Road, Benbow Area

A Conditional Use Permit for 37,010 square feet of existing outdoor commercial cannabis cultivation. Water for irrigation is sourced from a rainwater catchment system that captures rainwater from nearby existing and future structures. Water is stored in a series of four ponds with a total storage capacity of approximately 1,137,000 gallons, and nine hard tanks with a total capacity of 18,900 gallons. Projected water use is 241,000 gallons per growing season. Processing, drying, and curing of cannabis takes place in a 3,200-square-foot barn. The cannabis cultivation operation currently employs four full-time workers and four part-time workers. Solar panels (16 panels, 250 watts each) supply the power source for cultivation and processing activities.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15301 and 15333 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Lazy S Ranch, LLC project subject to the recommended conditions and the Commission's determination of prior cultivation area based on examination of the available documentation.

Attachments: [CUP 17-018 Staff Report.pdf](#)
[PC Supplemental 6.7.18 10264.pdf](#)

7 Hodgson Special Permit

Application Number: 13757

Case No. SP-17-097

Assessor's Parcel Number (APNs) 524-211-010

Willow Creek Area

Pursuant to Section 314-102.1 of the Humboldt County Zoning Regulations, a Special Permit to allow construction of a detached accessory structure which exceeds applicable development standards of 1,500 square feet. The proposed project would demolish the existing 1,130 square foot detached accessory structure to be replaced by the new accessory structure. The proposed detached accessory structure will be a metal building of 2,000 square feet, which will increase the gross floor area by 870 square feet and will not exceed 21 feet in height. The intended use of this structure is to provide adequate workshop space and storage for the applicant's hobby purposes. The shop will not be used for commercial purposes. The subject parcel is currently served by the Willow Creek Community Services District. Grading will be minimal, and no tree removal has been proposed.

Recommendation: Find the project exempt from environmental review pursuant to Section 15303(e) of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit, based on evidence in the staff report and adopt the Resolution approving the Hodgson Special Permit subject to the recommended conditions.

Attachments: [SP-17-097 Staff Report PC 6.7.18 .pdf](#)

NEW BUSINESS**8** Discussion Topic: Substandard Housing Appeal Hearings**ADJOURNMENT****NEXT MEETINGS**

June 21, 2018 *Special Meeting*
July 12, 2018 *Regular Meeting*

Any member of the public wishing to distribute materials to the Planning Commission at least 72 hours prior to a meeting may send them electronically to the Planning Commission Clerk at Planningclerk@co.humboldt.ca.us or fourteen (14) copies may be delivered to the Planning Commission Clerk at 3015 H St., Eureka, CA 95501. If any member of the public wishes to distribute materials during a meeting of the Planning Commission, it is requested that fourteen (14) copies of the materials be given to the Planning Commission Clerk for distribution to the Commission, staff, and the public. Any written materials related to an item on this agenda submitted to the Planning Commission less than 72 hours prior to the meeting, and that are public records subject to the Public Records Act are available for public inspection at the Planning and Building Department located at 3015 H Street, Eureka, California (707-445-7541) during normal business hours. The Chamber is wheelchair accessible, and disabled parking is available in the lot on K Street, between Fourth and Fifth Streets. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Planning Division at (707) 445-7541, or (707) 268-3792 (fax). Requests for such modifications or accommodations must be made at least two full business days before the start of the meeting. Commission meetings are recorded on both video and audio media. The meetings are broadcast live on cable channel 10 and may be streamed over the internet.