

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

**PLANNING COMMISSION
COUNTY OF HUMBOLDT**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

ACTION SUMMARY

Thursday, June 7, 2018

6:00 PM

Regular Meeting

Notice Regarding Public Comment:

CALL TO ORDER / SALUTE TO FLAG

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

COMMISSIONERS PRESENT

Present 5 - Commissioner Robert E. Morris, Commissioner David Edmonds, Commissioner Alan Bongio, Commissioner Ben Shepherd, and Commissioner Brian Mitchell
Absent 1 - Commissioner Noah Levy

AGENDA MODIFICATIONS

*Item #5 Supplemental information provided.
Item #7 Supplemental information provided in opposition.*

APPROVAL OF ACTION SUMMARY

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

A motion was made by Commissioner Shepherd, seconded by Commissioner Edmonds, that the February 1, 2018 Action Summary be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, and Commissioner Shepherd

Abstain: 1 - Commissioner Mitchell

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

A motion was made by Commissioner Shepherd, seconded by Commissioner Mitchell, that the March 1, 2018 Action Summary be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Morris, Commissioner Bongio, Commissioner Shepherd, and Commissioner Mitchell

Abstain: 1 - Commissioner Edmonds

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

A motion was made by Commissioner Shepherd, seconded by Commissioner Bongio, that the February 15, 2018 Action Summary be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Shepherd, and Commissioner Mitchell

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

The March 15, 2018 action summary was continued to June 21, 2018 pending edits.

PUBLIC COMMENTS

CONSENT AGENDA

- 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.

A motion was made by Commissioner Mitchell, seconded by Commissioner Bongio, that the Anzini-Hansen (Brian Derr) project be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Shepherd, and Commissioner Mitchell

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 except 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.

A motion was made by Commissioner Mitchell, seconded by Commissioner Bongio, that the Parker project be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Shepherd, and Commissioner Mitchell

- 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.

A motion was made by Commissioner Mitchell, seconded by Commissioner Bongio, that the Parker project be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Shepherd, and Commissioner Mitchell

- 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.

A motion was made by Commissioner Mitchell, seconded by Commissioner Bongio, that the Katherine Wolman project be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Shepherd, and Commissioner Mitchell

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.

Meeting went into Recess

Meeting Reconvened

A motion was made by Commissioner Shepherd, seconded by Commissioner Bongio, that the Talking Trees Farms project be approved. The motion carried by the following vote:

Aye: 3 - Commissioner Edmonds, Commissioner Bongio, and Commissioner Shepherd

Nay: 2 - Commissioner Morris, and Commissioner Mitchell

PUBLIC HEARINGS

- 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.

A motion was made by Commissioner Mitchell, seconded by Commissioner Bongio, that the Lazy S Ranch project be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Shepherd, and Commissioner Mitchell

- 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.

A motion was made by Commissioner Shepherd, seconded by Commissioner Mitchell, that the Hodgson project be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Shepherd, and Commissioner Mitchell

NEW BUSINESS

- 8 Discussion Topic: Substandard Housing Appeal Hearings

ADJOURNMENT

Chair Morris adjourned the meeting at 7:25 p.m.

NEXT MEETINGS

<i>June 21, 2018</i>	<i>Special Meeting</i>
<i>July 12, 2018</i>	<i>Regular Meeting</i>

I, Heather Kilgore, Planning Commission Clerk, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct original record of the above entitled meeting of the Humboldt County Planning Commission held in Eureka, California.

*Heather Kilgore
 Planning Commission Clerk of the County of Humboldt, State of California.*