

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, June 27, 2024

6:00 PM

Special 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 person or submit your comment in writing in advance of the meeting.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

1. <https://us06web.zoom.us/j/82040407384?> Password: 200525
2. Call in via telephone at 346 248-7799, enter meeting id 820 4040 7384 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

Zoom Public Comment:

When the Board of Supervisors announce the agenda item that you wish to comment on, call the conference line, enter Meeting ID and press star (*) 9 on your phone, this will raise your hand. You'll continue to hear the Board meeting on the call. When it is time for public comment on the item you wish to speak on, you'll hear a prompt that will indicate your phone is unmuted. Please state your name and the agenda item number you will be commenting on. Please turn off your TV or live stream to avoid delays.

Email Public Comment:

To submit public comment please email planningclerk@co.humboldt.ca.us, provide your project title, record or case number and date of hearing on which you wish to comment. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.

Persons wishing to file documentation on any agenda item for the official record must submit an original and fifteen (15) copies of each document to the Planning Clerk.

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

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.

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.

DC Eden Dispensary and Distribution Facility, Conditional Use Permit and Zoning Clearance
Assessor Parcel Numbers: 077-331-032-000
Record Numbers: PLN-2024-18986
Redway area

DC Eden requests a Conditional Use Permit for a cannabis dispensary and a Zoning Clearance Certificate for a cannabis distribution facility within the existing 3,600 square foot commercial structure on the property. Hours of operation for the businesses would typically be from 7am - 7 pm Monday through Sunday however may seasonally operate from 7am to 10pm as necessary. It also involves packaging of cannabis material and cannabis extracts for sale. The only chemicals to be utilized are standard household cleaning supplies and the use of those products is limited. The application includes detailed Plans of Operations on file for each business addressing all the requirements of the County's Dispensary and Commercial Cannabis Ordinances. The project includes requests for exceptions from the parking and loading space requirements. There are anticipated to be up to 10 employees total at peak shift and one parking space for the on-site residence for a total of 15 required spaces per the zoning regulations. The applicant is showing four striped parking spaces however there is room for as many as eight on-site, seven fewer than what would normally be required. Justification for the parking exception request is that the property is near an urban built-up area (downtown Redway) and most if not all of the employees will be local residents. The loading space dimension per regulations is 10' x 60'; the applicant is proposing a 10'x20' loading space because the vehicles used for commercial delivery will all be less than 20 feet long.

RECOMMENDATION(S):

- Recommendation:** That the Planning Commission:
1. Adopt the resolution (Resolution 24-___). (Attachment 1) which does the following:
 - a. Finds the project exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines (Existing structures); and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the DC Eden Dispensary Conditional Use Permit subject to the recommended conditions of approval (Attachment 1B); and
 - d. Approves the DC Eden Cannabis Distribution Zoning Clearance Certificate.

Attachments: [18986 DC Eden Staff Report 06.27.24](#)
 [Attachment 1 - Draft Dispensary Resolution](#)
 [Attachment 1A - Draft Distribution Resolution](#)
 [Attachment 1B - Conditions of Approval](#)
 [Attachment 2 - Clarkies Joint Property Diagram](#)
 [Attachment 3 - Operations Plan 05.08.2024](#)
 [Attachment 4 - Distro Joint maps](#)

F. PUBLIC HEARING

Draft Tiny House Village Ordinance and Draft Emergency Housing Village Ordinance
Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2021-17304
Unincorporated Humboldt County.

The Tiny House Village Ordinance will amend the zoning code to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as a type of multifamily dwelling. Tiny house villages can also include Dependent Unit Villages defined as a grouping or clustering of three or more sleeping units with central sanitary, cooking, and dining facilities.

The Emergency Housing Village Ordinance will address the need for emergency housing by allowing a broad range of housing types for occupancy during an active shelter crisis declaration. This ordinance amends the zoning regulations and creates provisions to allow for new housing configurations (Emergency Housing Villages including Alternative Lodge Parks and Emergency Dependent Unit Villages) as permitted housing types.

Recommendation: That the Planning Commission take the following actions:

1. Adopt resolutions (Resolution 24-__) [Attachment 1] recommending that the Humboldt County Board of Supervisors take the following actions:
 - a) Find that the proposed Inland and Coastal Tiny House Village Ordinance is exempt from CEQA pursuant to section 15061(b)(3) of CEQA Guidelines; and
 - b) Find that the proposed Inland and Coastal Tiny House Village Ordinance is consistent with the General Plan or Local Coastal Plan.
 - c) Adopt the Inland Tiny House Village Ordinance adding sections 314-62.3 and 314-62.4, amends the tables in sections 314-2.1, 314-2.2, 314-2.4, 314-6.1, 314-6.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, 314-9.2, and amends sections 314-139 and 314-155 in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County. [Attachment 2]
 - d) Adopt the Coastal Tiny House Village Ordinance adding sections 313-62.3, 313-62.4, amends the tables in sections 313-6.2, 313-6.3 and amends sections 313-139 and 313-155 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County. [Attachment 3]
2. Adopt resolutions (Resolution 24-__) [Attachment 4] recommending that the Humboldt County Board of Supervisors take the following actions;
 - a) Find that the proposed Inland and Coastal Emergency Housing Village Ordinance is exempt from CEQA pursuant to section 15061(b)(3) of CEQA

Guidelines; and

b) Find that the proposed Inland and Coastal Emergency Housing Village Ordinance is consistent with the General Plan or Local Coastal Plan, and state law.

c) Adopt the Inland Emergency Housing Village Ordinance adding section 314-62.5, amends the tables in sections 314-2.1, 314-2.2, 314-2.4, 314-3.2, 314-3.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, 314-9.2, and amends sections 314-136 and 314-140 in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County. [Attachment 5]

d) Adopt the Coastal Emergency Housing Village Ordinance adding sections 313-62.5 amends the tables in sections 313-6.2, 313-6.3, and amends sections 313-136 and 313-140 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County. [Attachment 6]

Attachments:

[Attachment 1 - THV Draft Resolution \(Inland Coastal\)](#)

[Attachment 2 - Inland Tiny House Village Ord. Draft 6.27.24](#)

[Attachment 3 - Coastal Tiny House Village Ordinance](#)

[Attachment 4 - EHV Draft Resolution \(Inland & Coastal\)](#)

[Attachment 5 - Inland Emergency Housing Village Ord. Draft 6.27.24](#)

[Attachment 6 - Coastal Emergency Housing Village Ordinance](#)

[Attachment 7 - CBC 2022 Appendix P Emergency Housing](#)

[Attachment 8 - Public Comments](#)

G. ITEMS PULLED FROM CONSENT

H. ADJOURNMENT

I. NEXT MEETINGS JULY 18, 2024 6 p.m. Regular Meeting - Hybrid