

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 21, 2018

6:00 PM

Special 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 March 15, 2018 Planning Commission Action Summary.

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

Review and approval of the April 5, 2018 Planning Commission Action Summary.

Attachments: [PC Action Summary 4.05.18 for review and approval.pdf](#)

Review and approval of the April 19, 2018 Planning Commission Action Summary.

Attachments: [PC Action Summary 4.19.18 for approval.pdf](#)

Review and approval of the May 17, 2018 Planning Commission Action Summary.

Attachments: [PC Action Summary 5.17.18 for review and approval.pdf](#)

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 Talking Trees Farms - Conditional Use Permit and Special Permit

Application Number: 11701

Case Numbers: CUP-16-349/SP-18-067

Assessor's Parcel Number (APN): 522-174-005

Willow Creek area

A Conditional Use Permit (CUP) to allow 24,000 square feet (SF) of existing outdoor medical cannabis cultivation. Processing is proposed on site and there will be an average of 6 employees. Power will be supplied initially by a 45-kilowatt (kW) ultra-silent MQ diesel generator and the applicant intends to begin the permitting process for a 20-kw solar system upon approval of this CUP. Water is provided by wells and a rainwater catchment pond. The total available water storage on the project site will be approximately 2,042,650 gallons stored in tanks and a large pond. Water use will vary throughout the year with peak usage occurring during summer months and would total approximately 108,000 gallons annually. Domestic water will be provided by the existing permitted wells. Wastewater will include an additional permit to build a secondary septic system with an ADA compliant bathroom outside the metal buildings. A Special Permit is required for a setback reduction to public lands.

Recommendation: Continue to a date uncertain.

Attachments: [6.21.18 PC Continuance request 11701.pdf](#)

2 Viltrakis - Lot Line Adjustment and Zone Boundary Adjustment

Application Number: 13907

Case Numbers: LLA-17-027, ZBA-17-002

Assessor's Parcel Numbers (APN): 206-081-001, 206-091-046, 206-101-003, 206-101-030

335 Wilder Road, Carlotta Area

A Lot Line Adjustment (LLA) between two parcels of approximately 5 acres and 656 acres resulting in two parcels of approximately 6.2 acres and 654.8 acres. The smaller parcel is developed with a residence and accessory structures and the larger parcel is vacant and utilized for timber production. The purpose of the LLA is to add a flat open area not utilized for timber production to the smaller parcel. A Zone Boundary Adjustment is also included to move the zone boundary to the new property line.

Recommendation: Make all of the required findings for approval, based on evidence in the staff report and public testimony, and recommend the Board of Supervisors approve the application, subject to the recommended conditions of approval (roll call vote).

Attachments: [LLA 17-027 Staff Report](#)

3 Cables - Parcel Map Subdivision and Lot Line Adjustment

Application Number: 13616

Case Numbers: PMS-17-012, LLA-18-010

Assessor Parcel Numbers (APN): 301-052-002, 301-052-012, 301-052-035

4629 Union Street, Eureka Area

A Lot Line Adjustment (LLA) between two parcels resulting in two parcels of 0.62 acres and 3.77 acres. The purpose of the LLA is to remedy a structure that crosses a property line. The smaller parcel adjusted by the LLA is developed with four residences. The larger parcel is developed with five existing residences and will be divided into three parcels. Parcel 1 will be 12,237 square feet in size, vacant and suitable for residential development. Parcel 2 will be 26,793 square feet in size and will contain four existing residences. Parcel 3 will be 125,721 square feet in size and contain one existing residence. All parcels are or will be served with community water and sewer provided by the Humboldt Community Services District.

Recommendation: Adopt the Mitigated Negative Declaration, make all of the required findings for approval of the Parcel Map Subdivision and Lot Line Adjustment, including the exception request to allow a reduced right-of-way, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Cables project subject to the recommended conditions.

Attachments: [PMS17-012 Staff Report](#)

CONTINUED PUBLIC HEARINGS

4 EcoMeds - Conditional Use Permit

Application Number: 10706

Case Number: CUP 17-003

Assessor's Parcel Number (APN): 223-111-004

Garberville area

A Conditional Use Permit (CUP 17-003) to permit an existing 18,000 square foot (sf) commercial medical cannabis cultivation site, consisting of approximately 15,600 sf of outdoor and 2,400 sf of mixed-light cultivation. Irrigation water is from a rain water catchment system and stored in bladders totaling 120,000 gallons. Projected water use is approximately 87,500 gallons per year. An average of 2 employees will be engaged in cultivation activities on-site and up to 4 employees will be employed during harvest operations. Processing will occur at an off-site commercial processing center in Redway.

Recommendation: Find the project exempt from environmental review pursuant to Section 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 EcoMeds, LLC. Conditional Use Permit, subject to the recommended conditions.

Attachments: [CUP-17-003 Staff Report 6.21.18 PC](#)

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

5 Mateel Community Center - Conditional Use Permit & Special Permit Modification and Annual Report Review

Application Number: 13980

Case Numbers: CUP-12-017MM, SP-12-030MM, MON 18-001

Assessor's Parcel Number (APN): 033-271-005

Cooks Valley area

Modification to the approved Conditional Use Permit and Special Permit for the Reggae on the River music festival to allow the festival to occur for an additional five years from 2018 through 2022. The Planning Commission will also be reviewing the Annual Report for the 2017 event. The applicant proposes no increase in attendance levels. Attendance for the 2018 event will be limited to 6,500 ticket holders and 2,500 staff, performers and others, the same as for the previous events. The same traffic control measures are proposed along Highway 101 as in previous years. The event will be held from Thursday through Sunday over the first weekend of August, 2018. As with previous events, a temporary flat-car bridge is proposed to be placed across the South Fork of the Eel River to provide access for vehicles and pedestrians. A Special Permit is required to place the bridge within the Streamside Management Area. The parcel is served by on-site water which may be supplemented by water supplied by nearby community service districts. The Post Event Monitoring Report identifies no issues with the 2017 event and proposes no changes to the project. Sewage disposal for the event will be provided by portable toilets and an on-site Gray-water system.

Recommendation: A) Make all of the required findings, based on evidence in the staff report and public testimony, and approve the modification to the conditional use permit and special permit as described in the Agenda Item Transmittal subject to the recommended conditions by approving Resolution of Approval A in the staff report, and
B) Make all of the required findings, based on evidence in the staff report and public testimony, and approve the Annual Report for the 2017 event and set the attendance level for the 2018 event at 9,000 total attendees subject to the recommended conditions by adopting the attached Resolution of Approval B.

Attachments: [CUP12-017MM Staff Report](#)

6 George Lewis - Parcel Map Subdivision

Application Number: 13900

Case Number: PMS-17-017

Assessor Parcel Number (APN): 511-031-036

1161 Gassaway Road, McKinleyville

A Minor Subdivision of an approximately 21,977 square foot parcel into two parcels of approximately 10,110 square feet (net) and 7,420 square feet (net) in size. The parcel is currently developed with a single family residence which will remain on proposed Parcel 1. Pursuant to County Code Section 325-9, the applicant has submitted an exception request for a reduced right of way width for Hazel Avenue. The parcel is currently served with water and sewer by the McKinleyville Community Services District. Note: this project was approved under PMS-14-011, however, that approval has expired.

Recommendation: Consider the previously adopted Mitigated Negative Declaration adopted on May 7, 2015 for the project, make all of the required findings for approval of the Parcel Map Subdivision, including the exception request to allow a reduced right-of-way based on evidence in the staff report and public testimony, and adopt the Resolution approving the Lewis project subject to the recommended conditions.

Attachments: [PMS-17-017 13900 Staff Report.pdf](#)

7 Kramer Properties - General Plan Amendment, Zone Reclassification Coastal Development Permit and Notice of Merger

Application Number: 13974

Case Numbers: GPA-18-001, ZR-18-001, CDP-18-001, NOM 18-005

Assessor Parcel Numbers (APN): 016-152-020, 016-152-021, 016-152-022, and 016-222-001

Myrtle town area

This project proposes to rezone four adjacent parcels in the Myrtle town area, northeast of the City of Eureka, just inside the Coastal Zone boundary, in order to accommodate a multi-family housing development called the Garden Apartments. The project involves: (1) a General Plan Amendment to change the designation of approximately 2.2 acres from CG (Commercial General) to RM (Residential Medium Density) with a density range of eight to thirty dwelling units per acre; (2) a rezone of said lands from CG (Commercial General) to RM (Residential Multifamily); (3) a Coastal Development Permit to construct the proposed 66 multifamily units and (4) a merger of the four properties together. The project is served by a paved County Road (Hubbard Lane), and public water and wastewater systems.

Recommendation: a. Based on evidence in the staff report and public testimony, adopt the Mitigated Negative Declaration, make all of the required findings for approval of the Coastal Development Permit and Notice of Merger as described in the Agenda Item Transmittal, and approve the Garden Apartments CDP and NOM subject to the recommended conditions of approval by approving Resolution of Approval #1; and
b. Make all of the required findings based on evidence in the staff report and public testimony and recommend the Board of Supervisors approve the General Plan Amendment and Zone Reclassification by approving Resolution of Approval #2 (roll call vote).

Attachments: [GPA 18-001 Staff Report.pdf](#)
[13974 appendix A.pdf](#)
[13974 appendix B.pdf](#)
[13974 appendix c.pdf](#)
[13974 appendix D.pdf](#)

ADJOURNMENT

NEXT MEETINGS

July 12, 2018 Regular Meeting

July 19, 2018 Special 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.