

PLANNING COMMISSION

Alan Bongio  
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Second District - Chair  
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Mike L Newman  
Fourth District  
Peggy O'Neill  
Fifth District  
Brian Mitchell  
At-Large  
Melanie McCavour  
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, July 11, 2019

6:00 PM

Regular Meeting

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**A. CALL TO ORDER / SALUTE TO FLAG**

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

**B. COMMISSIONERS PRESENT**

Present : 6 - Commissioner Robert Morris, Commissioner Alan Bongio, Commissioner Brian Mitchell, Commissioner Mike L Newman, Commissioner Melanie McCavour and Commissioner Peggy O'Neill  
Absent : 1 - Commissioner Noah Levy

**C. AGENDA MODIFICATIONS**

*Item G-1: Supplemental provided  
Item G-2: 6 - Supplementals provided  
Item H-1: 2 - Supplementals provided*

**D. APPROVAL OF ACTION SUMMARY**

1. Review and approve the June 6, 2019 Planning Commission Action Summary.

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the June 6, 2019 Planning Commission Action Summary be approved. The motion carried by the following vote:*

Aye: 5 - Commissioner Morris, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

Abstain: 1 - Commissioner Bongio

## E. PUBLIC COMMENTS

## F. CONSENT AGENDA

1. Humboldt Boutique Gardens  
Record Number: PLN-11990-CUP  
Assessor's Parcel Number (APN): 203-211-016  
3150 Drake Hill Road, Fortuna Area

Project Description: A Conditional Use Permit (CUP) for Phase II of a two-phase project involving the development of indoor cannabis cultivation, nursery, manufacturing and processing facilities on a 2.7-acre parcel. A Conditional Use Permit (CUP) pursuant to the provisions of the Qualified (Q) combining zone adopted as Ordinance No 1689 on May 28, 1985, and as amended by Ordinance No 1784 on December 16, 1986.

*A motion was made by Commissioner Mitchell, seconded by Commissioner Bongio, that the Humboldt Boutique Gardens Conditional Use Permit be approved. The motion carried by the following vote:*

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

2. Deep Green Farm, LLC, Conditional Use Permit  
Record Number: PLN-11568-CUP  
Assessor's Parcel Number (APN): 107-272-010  
5270 Wilder Ridge Road, Honeydew Area

A Conditional Use Permit (CUP) for an existing 16,140 square foot (SF) mixed-light cultivation operation. Processing activities including drying, curing, grading and trimming occur on-site in an existing 800 square foot building. Power is provided by PG&E, with generators onsite for back-up.

*A motion was made by Commissioner Mitchell, seconded by Commissioner Bongio, that the Deep Green Farm, LLC, Conditional Use Permit be approved. The motion carried by the following vote:*

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

3. Forest Gardens LLC, Conditional Use Permit and Special Permit  
Record Number: PLN-12019-CUP  
Assessor's Parcel Number: 221-071-014  
7988 Salmon Creek Road, Miranda area

A Conditional Use Permit authorizing an existing cannabis cultivation operation consisting of 11,000 square feet of outdoor cannabis cultivation in existing hoop houses and authorizing existing storage and processing structures used ancillary to the cannabis cultivation. The project also includes a Special Permit for removal and relocation of seven water tanks that are within the Streamside Management Area of a Class II watercourse and for restoration work of a decommissioned cultivation area within the same watercourse.

*A motion was made by Commissioner Mitchell, seconded by Commissioner Bongio, that the Forest Gardens LLC, Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:*

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

## G. CONTINUED PUBLIC HEARINGS

1. Tony Ellena Parcel Map Subdivision  
Application Number 13995  
Case Number PMS-18-002  
Assessor Parcel Number 510-291-087  
Hiller Road, McKinleyville area

Project Description: A Minor Subdivision of an approximately 21,842 square foot parcel to divide it into three parcels ranging in size from 5,005 square feet to 6,233 square feet. Pursuant to Section 325-9 of the Humboldt County Code, exception requests have been submitted for a reduced right of way width for the interior access road, and to eliminate the sidewalk requirement. The parcel is currently vacant and served with community water and sewer provided by the McKinleyville Community Services District.

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Tony Ellena Parcel Map Subdivision item be continued to a date uncertain. The motion carried by the following vote:*

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

2. Housing Element

The 2019 Housing Element is an update to the 2014 Humboldt County Housing Element, and a required element of the General Plan. The Housing Element consists of a narrative which describes the purpose of the Housing Element, the requirements of state law, the relationship of the Housing Element to the rest of the General Plan, background information regarding past elements, current and projects housing needs and conditions. The core of the Housing Element is a series of goals, policies, standards, and implementation measures for the preservation, improvement, and development of housing. It meets details requirements of state housing element law, including requirements for a residential land inventory sufficient to meet the County’s share of the state prescribed housing need. The update is necessary to comply with state housing element law and to adopt local policy options to meet the documented housing needs. The 2019 Housing Element Update would apply throughout the unincorporated areas of Humboldt County. For unincorporated lands inside the Coastal Zone, the 2019 Housing Element will not be effective until the California Coastal Commission certifies it as an amendment to the County's Local Coastal Program.

*Meeting went into Recess*

*Meeting Reconvened*

***A motion was made by Commissioner McCavour, seconded by Commissioner Bongio, that the Housing Element be recommended to the Board of Supervisors for approval. The motion carried by the following vote:***

- Aye: 5 - Commissioner Morris, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill
- Nay: 1 - Commissioner Bongio

**H. PUBLIC HEARINGS**

1. Pacific Cannabis Growers Inc.

Record Numbers: 11428, 13884  
 Assessor’s Parcel Number (APN): 202-171-017  
 109 Pampas Lane, Fortuna Area

Project Description: Determination of whether two Zoning Clearance Certificates should be considered expired due to violations of Humboldt County Code Section 314-55.4.3.8 and section 55.4.11.(v) and (w) of ordinance 2599. Application 11428 is a Zoning Clearance Certificate for 10,000 square feet of new mixed light cannabis cultivation. Application 13884 is an RRR Zoning Clearance Certificate for 19,820 of new mixed light cannabis cultivation.

***A motion was made by Commissioner McCavour, seconded by Commissioner Bongio, that the Pacific Cannabis Growers Inc. APPS 11428 and 13884 be referred back to the Planning and Building to work with the applicant to implement additional mitigation measures and to not have the Zoning Certificate Clearances expired. The motion carried by the following vote:***

Aye: 4 - Commissioner Morris, Commissioner Bongio, Commissioner McCavour and  
Commissioner O'Neill

Nay: 2 - Commissioner Mitchell and Commissioner Newman

**I. ADJOURNMENT**

*Chair Morris adjourned the meeting at 9:37 p.m.*