

PLANNING COMMISSION

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Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

**825 Fifth Street
Board of Supervisors Chambers
Eureka, California**

AGENDA

Thursday, July 13, 2017

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

Item #2 Save the Redwoods project: A request to continue item to the August 3, 2017 PC meeting.

Item #5 Derek and Jeanette Ford project: Applicant requests item be continued to the August 3, 2017 PC meeting.

Item #10 Don Scarlett project: A request to continue item to a date uncertain.

APPROVAL OF ACTION SUMMARY

June 1, 2017 Action Summary

April 7, 2016 Action Summary

PUBLIC COMMENTS

At this time persons may appear before this Commission on any matter 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 Logan Lot Line Adjustment and Zone Boundary Adjustment
Case Numbers LLA-16-024, ZBA-16-003
Assessor's Parcel Numbers 519-252-006 et seq.
136 and 310 Orick Hill Lane, 121364 State Highway 101, Orick Area

A Lot Line Adjustment between four parcels to result in four parcels of approximately 1.33 acres, 0.27 acres, 3.07 acres and 52.41 acres. APN 519-252-007 is vacant and the remaining three parcels are developed with single family residences and accessory structures. Also included is a Zone Boundary Adjustment to adjust the boundary between the Agriculture General zone (AG) and Agriculture Exclusive zone (AE) to follow the new parcel boundary between APN 519-252-008 and APN 520-161-005 including the addition of a Special Building Site combining zone (specifying a five-acre minimum parcel size) to the smaller parcel to ensure consistency with both underlying plan designations. The parcels are served with community water and on-site wastewater treatment systems. No parcel lines are being adjusted within the Coastal Zone, therefore, no Coastal Development Permit is required.

Recommendation: Make all of the required findings for approval based on evidence in the staff report and public testimony, and recommend the project to the Board of Supervisors for approval as described in the Agenda Item Transmittal, subject to the recommended conditions of approval.

Attachments: [LLA 16-024 Staff Report](#)

- 2 Save the Redwoods Special Permit for Design Review
Case Numbers SP-17-044, DR-16-015
Assessor Parcel Numbers (APN) 519-231-018, 520-012-013
Orick Area

Save-the-Redwoods League seeks planning entitlements for the deconstruction of the existing barn, approximately 5,560 square feet in size, and ancillary structure, approximately 1,525 square feet in size, both of which are centrally located on the former Orick Mill Site.

Access to the site is located along Bald Hills Road, which runs along the southern boundary of the project site. Under the proposed project, the existing barn and ancillary structure located on the project site will be deconstructed with associated materials stockpiled on-site for potential re-use on-site at a later date. The proposed location of the stockpiled materials is on the existing paved area, approximately 225 feet northeast of the existing barn. An Orick Barn Ancillary Structures Historical Resources Assessment Report was prepared by Gerald T. Takano on November 25, 2105, to determine if the barn and ancillary structures (including the ancillary structure to be deconstruction and the existing tank to remain) are of historical, architectural, and cultural significance as a local, State, or federal resource. No cultural or historical resources have been identified within the project site. A Special Permit is required as the Orick Design Review Committee recommended denial. No reason was given for the recommendation.

Recommendation: Move to adopt the Mitigated Negative Declaration and 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 Save-the-Redwood League project subject to the recommended conditions.

Attachments: [Continuance request to August 3, 2017](#)

3 Solful Farms, LLC, Conditional Use Permit

Case Number CUP-17-020

Assessor's Parcel Number (APNs) 209-321-056 and 533-064-017

1490 Holmes Flat Road, Redcrest/Holmes Flat area, and Johnson Road, Klamath Area

A Conditional Use Permit to retire, remediate and relocate (RRR) approximately 5,000 square feet (SF) of cannabis cultivation located on Assessor's Parcel Number (APN) 533-064-017 to APN 209-321-056, which is approximately 2.5 acres in size. Pursuant to Humboldt County Code

Section 314-55.4.14 et seq., the existing cultivation area will be relocated to APN 209-321-056, and will total 20,000 SF. For the 2017 cultivation year, cultivation will consist solely of 20,000 SF of outdoor cultivation. For the 2018 cultivation year and thereafter, cultivation will consist of

1) 5,000 SF of mix light cultivation in four existing permitted greenhouses with a fifth greenhouse to be added in the future; and 2) 15,000 SF of full sun outdoor cultivation. The applicant will practice dryland farming with natural rainfall being the primary source of irrigation water. The applicant's cultivation methodology includes applying compost tea using a drip system. Water for the compost tea will be sourced from an on-site rainwater catchment system to be developed. The rainwater catchment system will be the installation of a 10,000 to 20,000 gallon storage tank that incorporates catchment in the design. All product grown on-site will be processed off-site at a licensed facility. Per the applicant there will be no employees for any phases of the cultivation, only for construction of the farm and residence. Domestic water will be provided by a well, and sewage disposal will be provided by an on-site sewage disposal system.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15303, 15304, 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 Solful Farms, LLC. project subject to the recommended conditions.

Attachments: [CUP 17-020 Staff Report](#)

4 Fawn Meadows (JLF Construction) Final Map Subdivision and Street Name Assignment Extension

Case Number FMS-03-012XX

Assessor's Parcel Number (APN) 509-240-037

1717 Tasi Lane, Mckinleyville area

JLF Construction is seeking a 3 year extension of a Final Map Subdivision and Planned Unit Development originally approved in 2005. No changes from the original project are proposed. The project utilizes the planned unit development regulations to allow for 25 lots on the 5.95 acre lot. The subdivision is a Planned Unit Development that utilizes Lot Size Modification to result in lot sizes from approximately 6,000 to 13,290 square feet with the average lot size of 8,800 square feet. The subdivision requires an Exception Request to lot frontage requirements and road width standards to allow for flag lot configuration. The subdivision proposes to contain storm water runoff within a central detention basin on Lot 25 and three smaller detention facilities. The subdivision will be accessed from Tasi Lane, Dogwood Street and Challis Court. The project proposes neighborhood connections via the extension of Tasi Lane and improvements on Dogwood Street. A Lot Line Adjustment with APN 509-240-41 to provide access to the proposed interior road. A Street Name Assignment of "Challis Court" for the interior access road.

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

Attachments: [FMS 03-12XX Staff Report](#)

5 Derek and Jeanette Ford Parcel Map Subdivision

Case Numbers PMS-17-003

Assessor Parcel Number 510-142-031

2241 McKinleyville Avenue, McKinleyville area

A Minor Subdivision of a 22,370 square foot parcel into two parcels of 14,290 square feet (net) and 8,080 square feet (net). The parcel is developed with a single family residence that will remain on proposed Parcel 1. Water and sewer is provided by the McKinleyville Community Services District.

Recommendation: Adopt the Mitigated Negative Declaration and to 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 Ford project subject to the recommended conditions.

Attachments: [PMS-17-003 Staff Report](#)
[Continuance request for 7.13.17 PC meeting](#)

- 6 Mark Burtchett and KD2 Investments Parcel Map Subdivision
Case Numbers PMS-17-005
Assessor Parcel Number 510-142-030
2207 McKinleyville Avenue, McKinleyville area

A Minor Subdivision of a 21,000 square foot parcel into three parcels of 7,148 square feet, 5,811 square feet and 5,811 square feet. A residence was recently demolished on the parcel leaving it vacant. Water and sewer is provided by the McKinleyville Community Services District.

Recommendation: Adopt the Mitigated Negative Declaration and 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 Burtchett-KD2 project subject to the recommended conditions.

Attachments: [PMS 17-005 Staff Report](#)

- 7 County of Humboldt General Plan Conformance Review
Case Number GPC-17-003
Assessor Parcel Number (near 506-341-015)
County Road No. 4L680 (near Mad River County Park)

A General Plan Conformance review initiated by the Humboldt County Public Works Department Land Use Division, for the proposed vacation of a portion of Mad River Road. The purpose of this partial road vacation is to reclassify the vacated portion of Mad River Road from public right-of-way to County park road system which allows for the permanent installation of gates, which is not allowed on a county highway. The overarching purpose of the two gates is to prevent vehicular access after sunset to help alleviate night-time problems at Mad River County Park and beach. The gates will be closed from sunset to sunrise. However, pedestrian access to the beach will not be impacted by the closed gates.

Recommendation: Move to find the proposed project to be in conformance with the General Plan based on findings in the staff report and adopt the Planning Division's recommendation.

Attachments: [GPC 17-003 Staff Report](#)

- 8 School Street Plaza, LLC. Conditional Use Permit
Case Number CUP-17-016
Assessor Parcel Numbers (APN) 509-181-017, 509-191-005, 509-181-056
1585 Central Ave., McKinleyville, CA 95519

The applicant has applied for Conditional Use Permit (CUP-17-016) to allow for appurtenant signage in excess of what is principally allowed. The parcel is located in the (C-2-N) Community Commercial (C-2), Noise Impact (N) Zone , which allows for a maximum of 300 square feet of signage, divided into not more than six single or double-faced signs, that are appurtenant to any permitted use (HCC Section 314-87.2.2.6). However, this size allowance can be exceeded with approval of a Use Permit (HCC Section 314-87.2.2.7). The proposed project is to allow for an additional 286 square feet of signage beyond the principally-permitted 300 square feet.

Recommendation: Find the project exempt from environmental review pursuant to Section 15311, Class 11(a), 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 adopt the Resolution approving the School Street Plaza - Grocery Outlet/Auto Zone Signage Conditional Use Permit subject to the recommended conditions.

Attachments: [CUP 17-016 Staff Report](#)

CONTINUED PUBLIC HEARINGS

- 9 Virgilia Becker Special Permit
Case Numbers SP 09-027
Assessor's Parcel Number (APNs) 204-381-017-000
225 Deer Creek Lane, Hydesville Area

A Special Permit application for a second unit on a 17 acre parcel zoned both as Agricultural General and Agricultural Exclusive. The second unit, a manufactured home, was originally placed on the property under a medical hardship exemption and was left on the parcel without the benefit of County review when the original medical hardship had ceased. For a period thereafter the hardship unit was re-occupied on a rental basis; this use has been since suspended pending proper permitting. The applicant is now seeking to amend the original permit and allow the manufactured home to remain on the property as a permanent unit through the Special Permit process. This action will remedy the existing Code violation. The neighborhood had a number of concerns regarding road width, length, and maintenance, and fire access when the Special Permit application was filed in response to the original violation in 2008. The extended timeframe for this project has been due to ongoing work with CalFire, Public Works, and the neighborhood road association to address those issues. A Fire Safe exception to the standards for road access was approved by CalFire in 2014.

Recommendation: Open continued hearing; receive staff report and supplemental information; accept further testimony from applicant and public; consider the submitted evidence and testimony; and make a motion to either: 1) deny the Virgilia Becker application by adopting the resolution and findings of fact provided in the Supplemental Information for this meeting; or 2) make all the required findings, based on evidence in the staff report and approve the Virgilia Becker project as described in the Agenda Item Transmittal, subject to the recommended conditions of approval.

Attachments: [SP 09-027 Staff Report](#)
[Supplemental #3 Becker SP 09-027](#)

- 10** Don Scarlett Accessory Structure Special Permit
Case Numbers SP-16-074
Assessor Parcel Number (APN) 077-073-005-000
Redway Area

The project is for a Special Permit to remove one redwood tree from the subject parcel in order to construct a detached garage. The parcel is developed with an approximately 2,280 square foot single family residence and attached garage. The tree proposed for removal is located within the footprint of the proposed 1,500 square foot detached garage. Humboldt County Ordinance 2112 limits the cutting of any redwood tree greater than twelve inches in diameter at breast height unless a Special Permit is secured. The redwood to be removed is 22 to 24 inches in diameter and 80 feet in height. There are no alternative locations on the property to site the detached garage that would result in no tree removal. Woody debris less than 4 inches will be chipped and hauled away by the timber operator. The larger chunks of wood will be cut into random lengths and left on the parcel. The parcel is served public water and sewer services by Redway Community Services District.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15303 of the State CEQA Guidelines, review all of the required findings for the Special Permit, based on evidence in the staff report, and adopt the Resolution denying the Don Scarlett project subject to the recommended conditions.

Attachments: [Continuance request for PC 7.13.17](#)

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

- 11** Hosford Final Map Subdivision, Lot Line Adjustment and Special Permit
Case Numbers FMS-16-002, LLA-16-014, SP-16-039
Assessor Parcel Numbers 018-031-020-000, 018-032-008-000
2104 and 2072 Redwood Street, Cutten area

A Final Map Subdivision creating 4 parcels and a fifth adjusted by a Lot Line Adjustment (LLA). The parcels will range in size from 6,000 square feet to 11,095 square feet (after LLA). The existing dwelling on proposed Lot 2 will remain. All parcels will be accessed via Redwood Street, a paved County road, which will be significantly improved as a result of this project. Pursuant to Section 325-9 of the Subdivision Regulations the applicant submitted an exception request to remove the requirement to install sidewalks along the property frontage. The Special Permit is required for the removal of five (5) redwood trees and for an exception to the parking requirements for proposed Parcel 4 and Parcel B of the LLA. The area is served by community water and sewer. Note: This subdivision was approved under FMS-05-013, however, that approval has expired.

Recommendation: Consider the Negative Declaration adopted on October 1, 2009 for the project, make all of the required findings for approval of the Final Map Subdivision, Lot Line Adjustment and Special Permit, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Hosford Construction project subject to the recommended conditions.

Attachments: [FMS 16-002 Staff Report](#)

- 12 Humboldt Edge Farm Special Permit**
Case Number SP 16-010
Assessor's Parcel Number 524-051-017
41000 Highway 299, Willow Creek area

The Humboldt Edge Farms Project, owned and operated by Matthew Nagel and Samantha Shull (proposed project), seeks approval of a Special Permit in compliance with the County's Commercial Medical Marijuana Land Use Ordinance (CMMLUO) for an existing commercial medical cannabis operation. The project site comprises one 2.04 acre parcel, APN 524-051-017, which currently contains an outdoor cultivation area of approximately 7,300 square feet and an adjacent 2,000 square feet of personal use vegetable garden on the project site. The applicants receive water from the Willow Creek Community Services District for residential use and for irrigation for commercial cannabis cultivation. Additionally, spring-fed 1,600 gallon water storage tank is used solely for watering the domestic use vegetable garden. The site is currently developed with a residential home where the two managers of the cultivation reside, as well as a barn for storage of fertilizers, pesticides, and amendments for agricultural operations. The existing two-car garage is proposed to be converted to a commercial building to provide for on-site processing activities.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15301, 15303 and 15304 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 any public testimony, and adopt the Resolution approving the proposed Humboldt Edge Farm Special Permit subject to the recommended conditions.

Attachments: [SP 16-010 Staff Report](#)

- 13** Emerald Family, LLC Conditional Use Permit and Special Permit
Case Numbers CUP16-022 and SP16-032
Assessor's Parcel Number (APNs) 522-201-001 and 522-491-016
131 Flower-McNeil Road, Willow Creek Area

A Conditional Use Permit and Special Permit for development of Phase 2, the second phase of a three phase project. Phase 2 consists of the following development and activities:

- Existing Building "B": The existing 890 square foot (SF) office building will be rehabilitated and leased for distribution and transportation activities.
- Proposed Greenhouse Building "C": A 174,240 SF greenhouse with eight (8) rooms is proposed to be constructed and used for mixed light cultivation by the applicant. A proposed 14,240 SF wholesale nursery will be constructed within Building "C". Development of this structure will reduce the greenhouse and outdoor cultivation area used in Phase 1 of the project from 7-acres to 3-acres of outdoor cultivation.
- Proposed Building "D": A two-story 17,500 SF metal building is proposed to be constructed and used for manufacturing activities by the applicant. Prior to the construction of Building "D", the application will install temporary mobile manufacturing facilities and associated utility improvements for the operation of the facilities. The temporary mobile manufacture facilities consist of four Class 1 Division 1 cannabis extraction labs with an overall development footprint of 4,000 square feet. The extraction labs are manufactured by FlexMOD Solutions, and are Class 1 Division 1 Extraction Labs and meet all requirements of the NEC, OSHA, MED and NFPA.
- Rainwater Catchment Pond: An approximately 3-million-gallon rain water catchment pond is proposed to be constructed on the western edge of the site that will be used as the main water supply for the cannabis facility. The rainwater catchment system will also include tanks, piping, pumps, and filters to capture, transport, and filter the rainwater. This pond will be designed to overflow into the existing vegetated basin at the site (i.e. remnants of the former log pond).
- Pre-Treatment Pond: An approximately 1-million-gallon pre-treatment pond is proposed to be constructed and used as part of the stormwater system (see Proposed Site Plan). Roof runoff from most of the existing and proposed structures at the site (except Existing Building "B" and the equipment storage building) will ultimately be pumped to the pre-treatment pond. This pond will be designed to overflow into the rainwater catchment pond (see stormwater management discussion below).
- Modification of CUP-16-022 for temporary outdoor cultivation: Prior to the development of the Rainwater Catchment Pond, Pre-Treatment Pond, and Building "E" and its adjacent parking area a Modification of approved CUP-16-022 for temporary outdoor cultivation of 3.5 acres of commercial medical cannabis. The temporary outdoor cultivation areas are to be located within the footprint of the future on-site ponds, Building "E" and adjacent parking area, and an approximate one-acre areas that can be cultivated upon securing an approved grading permit. Approval of the CUP Modification will result in a total of 8.5 acres of outdoor cultivation; upon construction of Greenhouse Building "C" there will be 4.5 acres of outdoor cultivation.

Prior to the development of the ponds, irrigation water for cultivation will be provided by the Willow Creek Community Services District. The business will operate on an approximately 17-acre portion of the 41-acre parcel; no development is proposed on the portion of the property

known as APN 522-491-016. Phase 3 will require separate land use permit approval and consists of the construction of a new building of up to 4-stories in height and approximately 95,000 SF to be used for plant nursery and indoor cultivation. Once Phases 1, 2 and 3 are complete and operational, it is estimated that the facility will employ 75 people.

Recommendation: Move to adopt the Addendum to the Mitigated Negative Declaration, and to make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Phase 2 of the Emerald Family, LLC project subject to the recommended conditions.

Attachments: [CUP 16-022 Phase 2 Staff Report](#)
[161220 Exhibit A addendum letter](#)
[161220 Exhibit B consent for activities](#)
[161220 Exhibit C operating agreement](#)
[161220 Exhibit D articles of organization](#)
[161220 Exhibit E revised pre-reg and original](#)
[161220 Exhibit F indemnification agreement](#)
[161220 Exhibit G flood plain FEMA](#)
[161220 Exhibit H acknowledgement form](#)
[161220 Exhibit I biological report](#)
[161220 Exhibit J septic suitability letter](#)
[161220 Exhibit K CUPA hazardous waste](#)
[161220 Exhibit N preliminary soils report](#)
[161220 Exhibit O change of occupancy summary](#)
[161220 Exhibit Q water us methodology](#)
[161220 Exhibit R wetland delineation](#)
[170317 Exhibit P rev.3 cultivation and operation plan](#)
[170322 Exhibit M rev.2 preliinary drainage report](#)
[170322 Exhibit S rev.1 Limited Scope Geologic Hazards Assessment -Letter](#)
[CUP 16-022 Staff Report for 5.4.17 Planning Commission](#)
[EFF WC CEQA MND 03-30-17--with signature added](#)

14 R. Brown Construction Company Conditional Use and Surface Mining Permits and Reclamation Plan

Case Numbers SMP-14-001XM , CUP-14-013XM, RP-14-001XM

Assessor Parcel Number (APN) 316-061-011-000

Willow Creek Area

Modification of a recent 15-year renewal of a previously approved Conditional Use Permit for an upland rock quarry surface mining operation. The modification seeks to expand the area of mining operation by adding an additional 39 acres to be mined (in addition to the existing 25 acre mining area). This includes areas that will be mined for rock and areas that will be used for topsoil and overburden storage. The Reclamation Plan is revised to show that the total area to be reclaimed is 64 acres. Rock of various sizes will continue to be mined, with an estimated volume of 4 million tons of hard rock over the life of the mine. Mining and overburden fill have already occurred on approximately 25 acres of the parcel.

Recommendation: Move to adopt the Subsequent Mitigated Negative Declaration and make all of the required findings for approval of the Conditional Use Permit, Surface Mining Permit and Reclamation Plan Renewal modifications based on evidence in the staff report, and adopt the Resolution approving the R. Brown Construction Company project subject to the recommended conditions.

Attachments: [CUP 14-013XM Staff Report](#)
[Attachment 3 R Brown Mining and Reclamation Proposed Expansion](#)
[Attachment 4 R Brown Comments and Responses](#)
[Attachment 4 R Brown Subsequent MND for Proposed expansion Recirculation Draft F](#)

15 Humboldt Redwood Company Conditional Use Permit

Case Number CUP-13-013

Assessor's Parcel Numbers 205-351-023 and 205-351-030

Scotia Area

The demolition of nineteen industrial structures at the historic sawmill complex in Scotia now owned by Humboldt Redwood Company, and eleven structures at the power plant complex. Some of the structures have been identified as contributing historic structures. The structures include loading sheds, dry kilns, cooling sheds, an office, conveyors and towers, monorail tunnel, crane sheds, manufacturing plant, grinding room, maintenance storage, and annex.

Recommendation: Move to certify the Final Environmental Impact Report and adopt a Statement of Overriding Considerations, and to 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 Humboldt Redwood Company project subject to the recommended conditions.

Attachments: [CUP 13-013 Staff Report](#)

- 16 County of Humboldt Zoning Ordinance Revision
Case number OR 17-002
Countywide

The Planning Commission will consider a zoning ordinance text amendment to County Code, Title III, Chapter Four, Regulations Outside the Coastal Zone. The existing county zoning ordinance sets a development limitation in single-family residential zones that no more than 35% of the total lot may be covered by the vertical projection of any structure (excluding structures not extending above grade). The text amendment would provide an exception to development standards to allow an increase in lot coverage to 50% in an R-1 Zone on lots 10,000 sq. ft. or less in size within a mapped Housing Opportunity Zone (HOZ) provided residence is limited to single-story construction. The proposed text amendment is consistent with Housing Element policies H-P1, H-P6 and H-P14 that promote infill, flexibility in design and a mixture of housing types and sizes. NOTE: The Humboldt County Planning Commission will consider the zoning ordinance amendments and make a recommendation to the Humboldt County Board of Supervisors.

Recommendation: Move to make all of the required findings, based on evidence in the staff report, and adopt the resolution in the staff report which recommends that the Board of Supervisors adopt the proposed revisions to the Ordinance.

Attachments: [OR 17-002 Staff Report](#)

DEPARTMENTAL REPORT

- 17 Director Ford to give Planning Commission project forecasting update.

Attachments: [PC Forecasting July 13th](#)

CORRESPONDENCE

- 18 Correspondence received for the Planning Commission.

Attachments: [Letter supporting Buffer Zones around cities in Marijuana Ordinance from Pfarham](#)
[Alan Fox letter to JohnFord170610](#)
[Correspondence from John Laboyteaux re Cannabis EIR](#)
[Re Education, patients, our culture, and the ordinance from Lelehnia Dubois](#)
[Correspondence from Robie Tenorio re Cannabis EIR](#)
[Correspondence from Bill Thorington re CMMLUO](#)
[2017.06.01 Cannabis Policy Public Comment from Luke Bruner](#)
[Cannibus Proposed microbusiness comments _ CasaHumboldt for June 13 commision r](#)

ADJOURNMENT**NEXT MEETINGS**

August 3, 2017 Regular meeting

September 7, 2017 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.