

PLANNING COMMISSION

Robert Morris
Chair - Second District
David Edmonds
Vice Chair - At Large
Alan Bongio
First District
Noah Levy
Third District
Kevin McKenny
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, December 14, 2017

6:00 PM

Special Meeting

CALL TO ORDER / SALUTE TO FLAG

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

COMMISSIONERS PRESENT

Present 7 - Commissioner Robert E. Morris, Commissioner David Edmonds, Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Kevin McKenny, Commissioner Ben Shepherd, and Commissioner Brian Mitchell

AGENDA MODIFICATIONS

PUBLIC COMMENTS

CONSENT AGENDA

- 1** Redwood Roots Inc. Zone Reclassification and Special Permit
Case Numbers ZR 17-004, SP 16-552
Assessor Parcel Number (APNs): 033-160-001
6840 Benbow Drive, Benbow area

A zone reclassification to change the principal zone from Neighborhood Commercial (C-1), to Qualified (Q) Community Commercial Zone (C-2) for the subject parcel. The proposed Q - Qualified Zone will maintain the development standards of the C-1 Zone in terms of building height, setbacks and minimum lot size. No changes to the existing Design Control (D) combining zone is proposed. Also, a Special Permit is proposed for commercial medical cannabis distribution facility inside an existing single story building that will be remodeled as required by the California Building Code. The operation consists of deliveries to the existing 4,400 square foot commercial building in bulk packages, offsite testing of samples, packaging for retail sale, which will include rolling joints, and transportation to qualified vendors. The existing building is already approved for a cannabis dispensary, which will share the space with the proposed distribution facility. The hours of operation for the dispensary are 10 am - 7 pm Monday through Saturday, the same for the proposed distribution facility. The subject parcel is served by public water and an on-site sewage disposal system. The Zone Reclassification to change the principal zoning of the property from Neighborhood Commercial (C-1) to Community Commercial (C-2) must be approved by the Board of Supervisors before the special permit for cannabis distribution is effective because cannabis activities are allowed on properties zoned C-2, but they are not allowed on properties zoned C-1.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, to recommend for approval of the Zone Reclassification and the Special permit be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

- 2** West River Lane, LLC Zoning Reclassification, Special Permits and Conditional Use Permit
Case Number ZR17-002, SP16-717, SP16-725, CUP16-945
Assessor Parcel Number 077-331-032-000
3525 Redwood Drive, Redway, CA 95560

This project includes four components. First, West River Lane LLC seeks to rezone the entire property from CH-Highway Service Commercial to Qualified C-2 Community Commercial. The proposed Q - Qualified Zone will maintain the development standards of the CH Zone in terms of building height, setbacks and minimum lot size. Second, Redline LLC requests a Special Permit for a cannabis manufacturing facility, Bravo Zulu LLC requests a Special Permit for a cannabis distribution facility, and Eagle One LLC requests a Conditional Use Permit for a cannabis dispensary within an existing 3,600 square foot commercial structure. All three businesses would be open from 7am - 7 pm Monday through Sunday. The proposed manufacturing use takes raw plant materials and uses a heated bench-press to squeeze the oils out. It also involves packaging of cannabis material and cannabis extracts for sale. The use of “chemicals” is limited to standard household cleaning supplies. The application includes detailed Operations Plans for each business addressing all the requirements of the County’s Dispensary and Commercial Medical Marijuana Ordinances. Third, are requests for exceptions from the parking and loading space requirements. Including reducing the parking requirement from 15 spaces to 8 spaces, and Reducing the loading space from 10’ x 60’ to 10’x20’.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, to recommend for approval of the Zone Reclassification and the Special permit be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

PUBLIC HEARINGS

3 MCMP, LLC, Zone Reclassification and Special Permit

Case Numbers ZR-16-002 and SP-16-014

Assessor's Parcel Number (APN) 522-491-017

533 State Highway 96, Willow Creek area

A Zone Reclassification (ZR) to change the zoning of APN 522-142-017 from Highway Service Commercial (CH) to Heavy Industrial with a Qualified combining zone (MH-Q) in order to implement the General Plan land use designation of Industrial, Resource Related (IR). A Special Permit to allow a 5,000 square foot cannabis products manufacturing facility producing medical cannabis products using both nonvolatile and volatile solvents. The facility may operate 24 hours a day during peak season, and will have a maximum of four (4) full time employees. The facility will not be open to the general public and will not accept visitors. The Willow Creek Community Services District provides water to the subject property, and the applicant will to develop an on-site septic system to serve the new facility.

A motion was made by Commissioner Shepherd, seconded by Commissioner McKenny, to recommend approval of the MCMP Zone Reclassification and approve the Special permit as amended. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

Nay: 1 - Commissioner Edmonds

4 Tristin Oates, Humboldt's Finest Dispensary Conditional Use Permit

Case Numbers CUP-16-667

Assessor's Parcel Number (APN) 032-141-010

401 Redwood Drive, Garberville

A Conditional Use Permit (CUP) for an 852 square foot (SF) medical cannabis dispensary on an approximately 1.3-acre parcel. The proposed medical cannabis dispensary will be located within the ancillary conference room that is part of an approved hotel that is not yet constructed. On May 18, 2017, the Zoning Administrator approved a Conditional Use Permit, Special Permit, and Inland Design Review (Application No. 10858) for the development of the hotel and conference room. The proposed project will change only the use of the conference room structure from a conference room to a dispensary; no other changes are proposed as part of this CUP application. The applicant will lease the 852 SF space. No cultivation is associated or authorized by this Conditional Use Permit. The project will be served for water and sewer by the Garberville Sanitary District.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that the Tristin Oates, Humboldt's Finest Dispensary project be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

CONTINUED PUBLIC HEARINGS**5** EcoMeds, LLC Conditional Use Permit

Case Number: CUP 17-003 Assessor's Parcel Number: 223-111-004

Garberville area on west side of Homestead Road

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 3 employees will be engaged in cultivation activities on-site and up to 5 employees will be employed during harvest operations. Processing will occur at an off-site commercial processing center in Redway.

A motion was made by Commissioner Mitchell, seconded by Commissioner Shepherd, that this Zoning Item be continued to a date uncertain. The motion carried by the following vote:

Aye: 7 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

6 County of Humboldt

OR 17-005

County Wide

This item involves amendments to the Zoning Ordinance to allow improved floors and footpaths in greenhouses on prime agricultural soils where certain conditions are met to ensure the long-term protection of the underlying soil for future agricultural use. The current Zoning Ordinance prohibits improved floors and footpaths in greenhouses on prime agricultural soils. This limits the types of greenhouses for new commercial cannabis cultivation, which can only occur on prime agricultural soils. The amendments would modify sections 314-43.1.3.2 and 314-69.1.1.2 of Title III, Division 1, Chapter 4 (Inland Zoning Regulations); and section 313-69.1.5 to Title III, Division I, Chapter 3 (Coastal Zoning Regulations) of the Humboldt County Code.

Meeting went into Recess

Meeting Reconvened

A motion was made by Commissioner Mitchell, seconded by Commissioner McKenny, that this Zoning Ordinance be continued to a date uncertain and amended to include that staff will address the language related to the Coastal Zone and Building Permit portion. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, and Commissioner Mitchell

Recused: 1 - Commissioner Shepherd

- 7 Zoning Ordinance Amendments
 Commercial Cannabis Land Use Ordinance (CCLUO)
 Case Number OR 17-02

At the December 7, 2017 meeting the Commission will continue the CCLUO item for further discussion and review on December 14, 2017.

This Zoning Ordinance was continued to the January 11, 2018 meeting.

ADJOURNMENT

Chair Morris adjourned the meeting at 9:28 p.m.

NEXT MEETING

January 11, 2018 Regular Meeting
January 18, 2018 Special Meeting

I, SUZANNE LIPPRE, 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.

SUZANNE LIPPRE

Planning Commission Clerk of the County of Humboldt, State of California.