

PLANNING COMMISSION

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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, June 20, 2019

6:00 PM

Regular Meeting

Notice Regarding Public Comment:

A. CALL TO ORDER / SALUTE TO FLAG

Vice-Chair Bongio called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 5 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Mike L Newman, Commissioner Melanie McCavour and Commissioner Peggy O'Neill
Absent : 2 - Commissioner Robert Morris and Commissioner Brian Mitchell

C. AGENDA MODIFICATIONS

*Item F-1: Supplemental information
Item F-4: Supplemental information
Item F-6: Continuance request
Item G-1: Continuance request*

D. APPROVAL OF ACTION SUMMARY

Review and approve the May 16, 2019 Planning Commission Action Summary.

A motion was made by Commissioner Newman, seconded by Commissioner McCavour, that the May 16, 2019 Planning Commission Action Summary be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

E. PUBLIC COMMENTS

F. CONSENT AGENDA

1. Joe Royse, Conditional Use Permit and Special Permit
Application Number 11864
Case Number CUP-16-418, PLN-11864-SP
Assessor's Parcel Number (APN) 208-231-012
1235 Bronco Road, Mad River (Dinsmore), CA

Project Description: Conditional Use Permit (CUP) for an existing 17,776 square foot (SF) outdoor cannabis cultivation operation on a 40-acre parcel, and a Special Permit (SP) for a reduction to the setback requirement from federal lands.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the Joe Royse, Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

2. James Hudson Conditional Use Permit
Application Number 11611
Case Number CUP16-304
Assessor's Parcel Number (APN) 210-163-013
Swayback Road, Dinsmore area

Project Description: A Conditional Use Permit for 18,276 square feet (SF) of existing outdoor cannabis cultivation. Water for irrigation is sourced from an existing rainwater catchment pond with a capacity of 400,000 gallons.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the James Hudson Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

3. Frank Zabel Parcel Map Subdivision and Special Permit Extension
Case Number PLN-2019-15533
Assessor Parcel Number (APN) 522-181-001
Patterson Road, Willow Creek area

Project Description: A two-year extension to a previously approved subdivision. The original project included a Minor Subdivision of an approximately five-acre parcel into four parcels between 0.5 acres and 3.34 acres in size. All building sites are clustered north of Patterson Drive. A Special Permit is required to allow parcels less than one acre in size and less than 125 feet wide. All parcels will be served with water provided by the Willow Creek Community Services District and on-site wastewater treatment systems. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on April 18, 2021.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the Frank Zabel Parcel Map Subdivision and Special Permit Extension be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

4. New Earth Farms LLC, Conditional Use Permit and Special Permit
Application Number 11901
Case Number CUP-16-440, SP-18-004, SP-15-004
Assessor's Parcel Number (APNs) 524-016-002
West Side of State Highway 96, 3.26 miles North on USFS 6N13 from intersection of Friday Ridge Road, Willow Creek Area

Project Description: A Conditional Use Permit for 20,000 square feet (SF) of existing outdoor cannabis cultivation and 1,920 SF of appurtenant nursery facilities. The application includes Special Permits for reduced setbacks from Six Rivers National Forest (SP18-004), retroactively permitting an existing on-stream pond (SP15-014), and for work within the Streamside Management Area (no additional case number). The applicant is proposing on-site relocation of certain cultivation areas to an environmentally superior location on the parcel.

A motion was made by Commissioner McCavour, seconded by Commissioner Levy, that the New Earth Farms LLC, Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

5. Grinn, LLC, Conditional Use Permit and Special Permit
Record Number PLN-11371-CUP
Assessor's Parcel Number (APN) 033-110-011
1370 Fish Canyon Road, Benbow area

Project Description: A Conditional Use Permit (CUP) for an existing 10,750 square foot (SF) outdoor and 5,600 SF of mixed light commercial cannabis cultivation operation and a Special Permit (SP) for the continued use and maintenance of two points of diversion (POD) on the property.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the Grinn, LLC, Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

6. Humboldt Boutique Gardens
Record Number: PLN-11990-CUP
Assessor's Parcel Number (APN): 203-211-016
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 Levy, seconded by Commissioner McCavour, that the Humboldt Boutique Gardens item be continued to the July 11, 2019 meeting of the Planning Commission. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

G. 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 into three parcels ranging in size from 5,005 square feet to 6,233 square feet. The application includes exception requests 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 Levy, seconded by Commissioner McCavour, that the Tony Ellena Parcel Map Subdivision item be continued to the July 11, 2019 meeting of the Planning Commission. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

2. Willem Bouterse Parcel Map Subdivision
Application Number 11542
Case Numbers PMS-16-012
Assessor Parcel Number 510-193-029
1130 West Bates Road, McKinleyville

Project Description: A Minor Subdivision to divide an approximately 19,847 square foot parcel into two parcels of 11,269 square feet and 8,578 square feet. The parcel is currently developed with a single-family residence and detached secondary dwelling unit that will remain on proposed Parcel 1. Proposed Parcel 2 will be created as a flag lot. The application also includes an exception requests for a reduced right of way width for West Bates Road, and to eliminate the sidewalk requirement. The parcels will be served with community water and sewer by the McKinleyville Community Services District.

A motion was made by Commissioner Levy, seconded by Commissioner Newman, that the Willem Bouterse Parcel Map Subdivision be approved with revisions by the Planning Commissions to Exhibit A of Attachment 1. The revisions are to Section 1.8(a) Access: Applicant shall cause to be dedicated on the subdivision map a non-exclusive 20 foot wide easment for ingress, egress and public utilities. Curb and Gutter: Applicant shall cause to be dedicated on the subdivision map a non-exclusive 10 foot wide easement for pedestrian purposes. Section 2.4(a) West Bates Road along the frontage of the subdivision shall be widened to provide a 20 foot wide road with a Caltrans Type A2-6 portland cement concrete curb, a 5 foot wide pedestrian* strip on on the southerly side. This section does not permit on-street parking and the curb shall be painted red. *Surface at the discretion of the applicant. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

H. ADJOURNMENT

Vice-Chair Bongio adjourned the meeting at 7:16 p.m.