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Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

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

AGENDA

Thursday, April 7, 2016

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

APPROVAL OF ACTION SUMMARY

March 3, 2016

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. Hugh and Irene Holt Parcel Map Subdivision and Special Permit
Application Number 10019; Case Numbers PMS-15-005, SP-15-050; Assessor Parcel Number 510-131-003. A Minor Subdivision of an approximately 28,412 square-foot parcel into three parcels of 7,116 square feet (net), 8,845 square feet (net) and 9,531 square feet (net). The parcel is currently developed with a single-family residence and detached garage that will remain on proposed Parcel 1. An exception to the right of way width and maximum lot depth has been requested by the applicant. Pursuant to Section 314-99.1.1.2 of the Zoning Regulations, a Special Permit is required for the exception to maximum lot depth. The parcels will be served with community water and sewer 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 and Special Permit, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Holt project subject to the recommended conditions.

Attachments: [PMS 15-005 Staff Report](#)

CONTINUED PUBLIC HEARINGS

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

2. SHELTER COVE RESORT improvement DISTRICT NO. 1

Coastal Development, Conditional Use Permits and General Plan Conformance Review
Application Number 10010; Case Numbers CDP-15-062, CUP-15-022, and GPC-15-004;
Assessor Parcel Numbers 111-151-013, 109-301-040, 109-301-041, 109-301-042,
109-301-043, 110-021-044, 109-251-015, 109-081-007, and 110-091-016.

A Coastal Development Permit and Conditional Use Permit to replace the existing 30,000 gallon Jim Tank with a 100,000 gallon tank. The new Jim Tank will be constructed of welded steel, approximately 34 feet in diameter, and will be a minimum of 17 feet in height to a maximum of 23 feet in height. Due to the increased size of the replacement tank the footprint will be expanded, but grading will be limited to the existing site. A General Plan Conformance Review for the replacement of six (6) additional tanks located outside the Coastal Zone is also part of this application. The existing one million gallon capacity Kennedy Tank will be replaced with one tank having the same one million gallon capacity. The Lar, Bud, Jeff, and Jerry Tanks will be replaced with similarly-sized tanks having a total capacity of approximately 230,000 gallons. All replacement tanks will be anchored to an engineered foundation. Access roads will be developed around each of the tanks to allow maintenance vehicles to reach all sides of the tanks and the entrances to each tank site from the County roads will be graded to near level in order to allow larger maintenance vehicles to access the site. The project addresses leakage and other safety, structural, and safety deficiencies. The Jim Tank and the Kennedy Tank are essential elements of the Resort Improvement District's (RID) water system providing water for residential and commercial users, as well as emergency purposes, such as fire suppression, to the different pressure zones of the RID.

Recommendation: Move to adopt the Mitigated Negative Declaration and to make all of the required findings for approval of the Coastal Development Permit and Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Resort Improvement District No. 1's project subject to the recommended conditions. Also pursuant to Government Code Section 65402 find the project to be in conformance with the General Plan based on the findings in the staff report.

Attachments: [CDP-15-062 10010 staff report PC 4.7.16](#)

3. 2014 Housing Element Implementing Ordinances for Mobilehome Park and Special Occupancy Park Conversions

This item involves consideration of ordinances and Local Coastal Program (LCP) Amendments implementing the 2014 Housing Element for Mobilehome Park and Special Occupancy Park Conversions. The applicable Housing Element implementation measure is H-1M29:

“H-1M29. Procedures for Conversion of Mobile Home Parks and Recreational Vehicle Parks. The County shall amend County Code to adopt a mobilehome park conversion ordinance pursuant to Government Code §65863.7, and to require similar procedures acceptable to the Planning Commission for conversion of Recreational Vehicle Parks to other uses. Responsible Agency: Planning and Building Department. Timeframe: By January 1, 2016.”

The purpose of the Manufactured Home Park Conversion and Special Occupancy Park Conversion ordinances is to ensure that adequate notice is given to park residents before any conversion of these parks to other uses occurs. The ordinances would help address the social and fiscal impacts of the proposed conversion and provide relocation and other assistance when warranted. The Ordinances would add sections 313-106.9 and 313-113.2 to Title III, Division I, Chapter 3 (Coastal Zoning Regulations), and sections 314-106.9 and 314-113.2 of Title III, Division 1, Chapter 4 (Inland Zoning Regulations) to the Humboldt County Code.

Recommendation: Adopt the attached Resolution recommending Board approval of the Manufactured Home Park Conversion Ordinance to come into line with state law and consider a similar ordinance regarding the conversion of RV Parks (“special occupancy parks”).

Attachments: [OR 15-004 Staff Report](#)

4. Mateel Community Center, Inc. Reggae on the River 2013-2017 Concert Events
Application Number 10252; Case Number MON 16-001; Assessor Parcel Numbers
033-271-005-000, 033-160-013-000, 033-271-007-000, 033-271-014-000, 033-271-015-000
Review of the 2015 Annual Report for the approved Conditional Use Permit for the
Reggae on the River music festival, a large concert event held each year in the Cooks Valley
area. The Planning Commission will also review the Plan of Operations for the 2016 event.
The event will be held from Thursday through Sunday over the first weekend of August, 2016.
The applicant proposes no increase to the attendance levels from last year (2015), which was
6,500 ticket holders an additional 2,500 for staff, performers and others for a total of 9,000
persons. Traffic control measures are used along Highway 101 for public safety. A temporary
flat-car bridge placed across the South Fork of the Eel River is used to provide access to the
performance area for vehicles and pedestrians. There are several off-site parking areas to
supplement the parking available for the event. The parcel where the event is held is served by
on-site water which may be supplemented by water supplied by nearby community service
districts. Sewage disposal for the event will be provided by portable toilets and by an on-site
greywater system.

Recommendation: Make all of the required findings, based on evidence in the staff report and public testimony, and approve the Annual Report for the 2015 event and the Plan of Operation for the 2016 event maintaining the attendance level for the 2016 event at 9,000 total attendees subject to the approved conditions by adopting the attached Resolution of Approval.

Attachments: [MON 16-001 Staff Report](#)

5. Board of Supervisors referral to the Planning Commission of a Request for a Modification to the General Plan Update (GPU) Land Use Map for Assessor's Parcel Number 212-033-004
Referral of Proposed Modification to the GPU Land Use Map for Assessor's Parcel Number 212-033-004 (Miranda) to the Planning Commission for review.

Recommendation: Make a recommendation to the Board of Supervisors on the proposed modification to the land use maps for APN 212-033-004.

Attachments: [PC GPU Deliberations Staff Report 04.07.16](#)

CORRESPONDENCE

6. Letter from Humboldt Community Services District

Attachments: [Correspondence from Humboldt Community Services District](#)

7. Letter from Greater Eureka Area Municipal Advisory Committee

Attachments: [Correspondence from GEAMAC](#)

OLD BUSINESS

8. Ad Hoc Committee Report Regarding Policies and Procedures for staff interaction with the Planning Commission

NEW BUSINESS

9. California State Law and Public Entity Real Estate Transactions
10. Presentation from the Department of Public Works regarding Traffic Impact Fees in Humboldt County. Discussion and possible action.
11. Brief Report from Planning staff regarding Cannabis cultivation applications.
12. Consideration of a limit or moratorium on cannabis manufacturing facilities. Discussion and possible action.

NEXT MEETINGS

April 21, 2016 *Special Meeting*
May 5, 2016 *Regular Meeting*
June 2, 2016 *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.