

ZONING ADMINISTRATOR

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**ZONING ADMINISTRATOR
COUNTY OF HUMBOLDT
Planning and Building Department
3015 H St.
Eureka, CA 95501**

ACTION SUMMARY

Thursday, September 1, 2022

10:00 AM

Regular Meeting - Virtual

NOTE: The County of Humboldt Zoning Administrator meeting will be held virtually pursuant to Assembly Bill 361 until further notice. You may access the meeting in two ways:

HOW TO LISTEN OR WATCH THE ZONING ADMINISTRATOR MEETING:

- 1. You may access the live stream of the meeting by using the following link:
<https://zoom.us/j/86599462366> Password: 604225**
- 2. Call in via telephone at 346 248-7799, enter meeting ID 865 9946 2366 Password: 604225**

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

Participate in the public comment period of the meeting in the following two ways:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.**
- 2. Via phone call using cellphone or landline: When the Zoning Administrator meeting begins, call in to the conference line. When the Zoning Administrator starts to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.**

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

PUBLIC COMMENT PRIOR TO THE MEETING:

Submit public comments via email to Planningclerk@co.humboldt.ca.us and provide the Project title, Record or Case number and date of the hearing. If you do not have access to email, contact the planning clerk at 707-267-9409. All public comments must be received by Wednesday, August 31, 2022, to be provided to the Zoning Administrator for consideration. After agenda is posted on the Friday prior to the meeting comments can be found at the “Attachments” section of the “Meeting Details” link next to the posted Agenda at: <https://humboldt.legistar.com> and will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. DISCUSSION ON REMOTE MEETINGS

1. ***Action: The Zoning Administrator approved RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS, FOR THE PERIOD September 11, 2022, THROUGH October 11, 2022 PURSUANT TO THE RALPH M. BROWN ACT***

D. CONSENT CALENDAR

3. Review and approval of August 4, 2022, Action Summary;
Approved the August 4, 2022, Action Summary and directed the Zoning Administrator and Clerk of the Zoning Administrator to sign the minute sheet.
4. Review and approval of August 18, 2022, Action Summary;
Approved the August 18, 2022, Action Summary and directed the Zoning Administrator and Clerk of the Zoning Administrator to sign the minute sheet.
7. Friesen Design Build Coastal Development Permit: Coastal Development Permit
Record Number PLN-2022-17593 (filed 01/20/2022)
Assessor's Parcel Number (APN) 100-102-003
Ferndale Area

A Coastal Development Permit (CDP) to replace the existing manufactured home with a new 975 SF manufactured home. The new manufactured home will be constructed in the same footprint of the existing manufactured home. A new septic system will be installed, and water will continue to be provided by an existing well. The parcel is currently developed with several agricultural accessory buildings.

Action: The Zoning Administrator has considered project as Categorically Exempt from environmental pursuant to Section 15303 of the CEQA Guidelines, made all of the required findings for approval of the Coastal Development Permit and adopted the Resolution approving the Friesen Design Build Coastal Development Permit as recommended by staff subject to the recommended conditions.

8. Ferson Coastal Development Permit Modification: Modification to Coastal Development Permit

Record Number PLN-2022-17618 (filed 02/04/22)

Assessor's Parcel Number (APN) 515-141-071

Westhaven Area

A modification to the previously approved Coastal Development Permit (PLN-10684-CDP). The modification proposes the conversion of the existing detached office (691 SF) into a primary dwelling by utilizing the second story as livable space (1,013 SF) and increasing the ground footprint (1,264 SF). The modification also proposes the addition of a detached garage (720 SF) adjacent to the new primary residence. The existing residence will be reclassified as an ADU.

Action: The Zoning Administrator has considered project as Categorically Exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, made all of the required findings for approval of the Coastal Development Permit and adopted the Resolution approving the Ferson Coastal Development Permit Modification as recommended by staff subject to the recommended conditions.

9. Dickey Coastal Development Permit: After the Fact Coastal Development Permit

Record Number PLN-2022-17619 (filed 02/07/22)

Assessor's Parcel Number (APN) 508-181-002

McKinleyville Area

A Coastal Development Permit (CDP) for after-the-fact development within 50' of the coastal bluff which has been undertaken in the past two years. Improvements include vegetation removal, the installation of two new driveways, a concrete mow strip that borders the backyard, a small paved patio, new fencing along the south and northern property lines, extension of back deck with trellis above, an approximately 218 square foot roof above carport patio, and interior remodeling.

Action: The Zoning Administrator has considered project as Categorically Exempt from environmental pursuant to Section 15303(e) of the CEQA Guidelines, made all of the required findings for approval of the Coastal Development Permit and adopted the Resolution approving the Andy Dickey Coastal Development Permit as recommended by staff subject to the recommended conditions.

E. ITEMS PULLED FROM CONSENT**1. Review and approval of July 7, 2022, Action Summary;**

Approved the July 7, 2022, Action Summary and directed the Zoning Administrator and Clerk of the Zoning Administrator to sign the minute sheet.

2. Review and approval of July 21, 2022, Action Summary;

Approved the July 21, 2022, Action Summary and directed the Zoning Administrator and

Clerk of the Zoning Administrator to sign the minute sheet.

5. Heavy Ratchet, LLC; Special Permit

Record Number PLN-12292-SP (filed 12/22/2016)

Assessor's Parcel Number: 210-117-024

Dinsmore area

Heavy Ratchet, LLC seeks a Special Permit for 8,248 square feet (SF) of pre-existing outdoor cannabis cultivation, within three (3) greenhouses. Greenhouse 1 (GH1) measures 2,400 SF; Greenhouse 2 (GH2) measures 2,400 SF; and Greenhouse 3 (GH3) measures 3,448 SF.

Propagation occurs in one (1) 1,120 SF structure that would contain the nursery, drying/storage/processing facilities. The project also includes the decommissioning/ restoration of a prior cannabis grow area (Cultivation Site 1) as shown on the site plan. Upon decommissioning, this grow area will not be used. Irrigation water is supplied by an existing 500,000-gallon rain catchment pond. Total estimated annual water use is 75,300 gallons/year (9.12 gallons/SF) as shown in the table below. Water is stored in the pond and in seven (7) tanks totaling 12,700 gallons. One existing 50,000-gallon water bladder was decommissioned and removed from the site. The project requires up to eighteen (18) employees, both full-time and part-time, overseeing the cultivation, processing, and drying operations. Two on-site generators currently supply power: one (1) 6-kW diesel generator; and one (1) 8-kW diesel generator. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Environmental Impact Report and has been prepared for consideration per §15164 of the State CEQA Guidelines.

Action: Continue Heavy Ratchet, LLC Special Permit to September 15, 2022

6. Jordan Lourie; Special Permit

Permit, Record Number PLN-2021-17449 (filed 9/21/2021)

Assessor's Parcel Number: 108-161-006-000 & 108-161-007-000

Shelter Cove area

Jordan Lourie seeks a Special Permit to an approved Zoning Clearance Certificate, application Number PLN-2019-15824, for 6,000 existing square feet (SF) of outdoor commercial cannabis cultivation and previously approved 900 SF ancillary nursery area. A Substantial Conformance Review approval allowed for the reconfiguration and relocation of an agricultural exempt metal drying building on APN 108-161-007-000. The proposed Special Permit is to allow for the relocation of cannabis cultivation to adjacent APN 108-161-007-000 from APN 108-161-006-000. The Special Permit would allow for the decommissioning and removal of a 2,160 SF greenhouse area on APN 108-161-006-000 and the relocation of the 2,160 SF cultivation entitlement to APN 108-161-007-000. The relocation would result in the full cultivation entitlement of 6,000 SF and 900 SF ancillary nursery (previously approved project PLN-2019-15824) to occur on one (1) legal parcel instead of two (2). The consolidated cultivation is proposed to be enclosed within three (3) 20'x100' greenhouses in the same footprint as the previously approved cultivation area and the ancillary nursery is to be within an adjacent 20'x45' greenhouse. The greenhouses on APN 108-161-006-000 are removed the area will be remediated pre-cultivation status and seeded with the prevailing grass

species. Up to two (2) cultivation cycles per annum are proposed. All cultivation work is completed by the resident-operator and no employees are proposed. Drying will occur in an onsite barn. The applicant proposes to utilize a third-party off-site party processing facility for all processing beyond drying and curing.

Action: The Zoning Administrator has considered the Addendum to the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, made all of the required findings for approval of the Special Permit and adopted the Resolution approving the Jordan Lourie, project as recommended by staff subject to the recommended conditions.

F. PUBLIC HEARINGS

NEXT MEETING: SEPTEMBER 15, 2022 10:00 a.m. REGULAR MEETING - VIRTUAL

G. ADJOURNMENT

The Chamber is wheelchair accessible, the accessible entrance to the Courthouse is the 4th Street entrance. Accessible parking is available adjacent to the 4th Street entrance and on the 4th Street side of the K Street lot. If you are a person with a qualified disability, and need a modification or accommodation to participate in this meeting, please contact the Clerk of the Board at (707) 476-2384, or (707) 445-7299 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.