



MINUTES

THURSDAY, MAY 7, 2020

Regular Meeting

The Honorable Planning Commission of the County of Humboldt met in a regular meeting on the above date within the Humboldt County Courthouse, Eureka, California. The minutes of this meeting were approved on Thursday, September 3, 2020 with the vote as shown below.

The motion was made by Commissioner Mitchell and seconded by Commissioner Pellegrini.

AYES: Commissioners Bongio, Pellegrini, Levy, Newman, O'Neill, Mitchell, and McCavour

DECISION: Motion carries 7/0.

Suzanne Lippre
Deputy Clerk of the Planning Commission

John H. Ford
Secretary of the Planning Commission

PLANNING COMMISSION

First District
Alan Bongio - Chair
Second District
Vacant
Third District
Noah Levy - Vice Chair
Fourth District
Mike L Newman
Fifth District
Peggy O'Neill
At-Large
Brian Mitchell
At-Large
Melanie McCavour



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, May 7, 2020

6:00 PM

Regular Meeting

NOTE: In accordance with Executive Order N-29-20 the Humboldt County Planning Commission meetings will be held virtually until further notice.

Listen or Watch the live stream of the Planning Commission Meeting: You may access the live stream of the meeting by using the following link: <https://zoom.us/j/99298310063> Password: 827926

A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com>

A. CALL TO ORDER / SALUTE TO FLAG

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

B. COMMISSIONERS PRESENT

Present : 6 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Mike L Newman, Commissioner Melanie McCavour and Commissioner Peggy O'Neill

C. AGENDA MODIFICATIONS

Item E-10: Request to remove from consent.

Item G-1: Supplemental information #2 provided along with additional public comment

Item H-1: Supplemental information #1 provided

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

- 6. Hooven Trust Zone Reclassification
 Application Number 13716
 Case Number ZR-17-008
 Assessor Parcel Number 511-501-002
 2361 Elizabeth Road, McKinleyville area

Project Description: A Zone Reclassification to change the zoning from Timberland Production Zone (TPZ) to Agriculture General with a five-acre minimum parcel size (AG-B-5(5)). The change in zoning from TPZ is through a 10-year non-renewal, and the lands will remain TPZ until the completion of the slide-out. The current general plan designation is Residential Agriculture with a density of one unit per five to twenty acres (RA5-20) which was changed as part of the General Plan Update in 2017. The parcel is approximately 20 acres in size and is currently developed with a single-family residence, a second dwelling unit, and accessory structures.

A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Hooven Trust Zone Reclassification be recommended for approval. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

- 7. Sunny Slope Ranch, LLC, Conditional Use Permit
 Application Number 11296
 Project Number PLN-11296-CUP
 Assessor's Parcel Number (APN) 208-112-024
 26980 State Highway 36, Bridgeville, CA

Project Description: Conditional Use Permit to allow continued operation of an existing 12,970 square foot (SF) outdoor and 5,270 SF mixed light commercial cannabis cultivation. Irrigation water is sourced from rainwater catchment. Water storage consists of 467,000 gallons contained within existing tanks and basins. Five (5) employees are proposed. Processing is proposed to occur on-site. Power is provided by solar energy with a generator back-up.

A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Sunny Slope Ranch, LLC, Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

11. Lucchesi Lot Line Adjustment and Zone Boundary Adjustment

Case Number PLN-2019-15634

Assessor's Parcel Numbers 504-221-015, 504-221-017

891 and 1019 Aldergrove Road, Arcata Area

Project Description: A Lot Line Adjustment (LLA) between two parcels resulting in two parcels. APN 504-221-017 will increase in size by approximately 4 acres to align with the existing General Plan designation boundary between the Residential Estates (RE) and Timber (T) plan designation. Each parcel is currently developed with a single-family residence and after the LLA, one parcel will contain two residences and the other will be vacant. Also included is a Zone Boundary Adjustment to adjust the Agriculture General (AG) and Timberland Production Zone (TPZ) zone boundary to follow the adjusted parcel lines. The main purpose of the LLA is to alleviate water systems crossing property lines. The parcels are served with on-site water and on-site wastewater treatment systems.

A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Lucchesi Lot Line Adjustment and Zone Boundary Adjustment be recommended for approval. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

F. ITEMS PULLED FROM CONSENT

10. Skyline Farms, LLC, Conditional Use Permit

Record No.: PLN-11718-CUP

Assessor's Parcel Numbers: 220-312-002 & 222-163-001

215 Seely Creek Road, Redway area

Project Description: Conditional Use Permit for existing 20,000 square foot (sf) outdoor cultivation operation, and a 2,000-sf ancillary nursery in two temporary hoop structures. The operation occurs on Assessor Parcels 220-312-002 & 222-163-001 which comprise one legal parcel. The applicant proposes the construction of an approximately 317,000-gallon rainwater catchment pond to meet irrigation demands. Processing would occur on site in a proposed 1,200 square foot commercial facility.

A motion was made by Commissioner Newman, seconded by Commissioner McCavour, that the Skyline Farms, LLC, Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

G. CONTINUED PUBLIC HEARING

1. Humboldt County Department of Public Works Coastal Development Permit
Case Number PLN-2019-15881
Assessor Parcel Number State Highway 255 Right of Way
Manila Area

Project Description: A Coastal Development Permit application for Humboldt County Department of Public Works to develop a Class I bike path (also known as shared use path or multi-use trail) along 0.6 miles of Highway 255 corridor in the Manila area. The project includes 150 feet of concrete sidewalk along Pacific Avenue, a crosswalk near the Pacific Avenue/Peninsula Drive intersection, two light standards, and on-site wetland creation. The purpose of the project is to improve safety for non-motorized and motorized travelers in Manila and increase the use of active modes of transportation.

A motion was made by Commissioner Newman, seconded by Commissioner Mitchell, that the Humboldt County Department of Public Works Coastal Development Permit be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

2. Accessory Dwelling Unit Ordinance

Project Description: To comply with new state requirements, the Coastal Second Residential Unit Ordinance (Section 313-87.1 of Title 3 Division 1 of Humboldt County Code) and the Inland Second and Secondary Dwelling Units Ordinance (Section 314-87.1 of Title 3 Division 1 of Humboldt County Code) is being repealed and replaced by a new Accessory Dwelling Unit Ordinance. The new ordinance includes reduced parking requirements and permitting requirements to encourage construction of Accessory Dwelling Units (ADUs), allowing ADUs to be built as principally permitted structures in all zoning districts that allow single family and multifamily uses, and reducing fees charged for public water and wastewater services for ADUs. The new ordinance goes beyond state requirements by allowing "Tiny Homes" to be used as ADUs, modifying the Alternative Owner Builder (AOB) Regulations (Section 331.5-1 of Title 3 Division 3 of Humboldt County Code) to allow ADUs to be built as AOB units, and adding building codes for Tiny Homes to the building regulations in Section 331.1 of Title 3 Division 3 of Humboldt County Code.

A motion was made by Commissioner Newman, seconded by Commissioner McCavour, that the Accessory Dwelling Unit Ordinance Item be continued to May 21, 2020. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

J. ADJOURNMENT

Chair Bongio adjourned the meeting at 9:32 p.m.

K. NEXT MEETINGS

Persons wishing to file documentation on any agenda item for the official record can email planningclerk@co.humboldt.ca.us and must include your name and the agenda item number(s). If you do not have access to email, a voice mail may be left at 707-445-7541.

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Department at 707-445-7541 or by email planningclerk@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us