

PLANNING COMMISSION

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JOHN H. FORD
Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

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

AGENDA

Thursday, September 21, 2017

5:00 PM

Special 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

August 3, 2017 Action Summary

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.

DEPARTMENTAL REPORT**1 Cannabis Workshop**

Attachments: [OR-17-002 Staff Report for 9-21-17 PC Workshop](#)

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.

2 Humboldt Partner Group

Case Number CUP-16-088

Assessor Parcel Number (APN) 316-111-003-000

Redwood Valley area

A Conditional Use Permit application to permit an existing 11,533 square foot (SF) mix light commercial medical cannabis cultivation. All water used for the cultivation of cannabis is sourced on-site from the rainwater catchment system located adjacent to Greenhouse #2: this greenhouse is guttered, and intercepted rainwater is conveyed to a series of ten (10) 5,000 gallon storage tanks. The applicant uses two 1,500 gallon tanks to mix nutrients prior to delivery to plants. Additionally, appurtenant processing of cannabis product grown on-site inside an existing shop approximately 200 SF in size. At full operation there will be 2 employees, and is estimated to generate an approximately 6.4 average daily trips. The subject parcel is also developed with an existing single family residence served by on-site water and sewage disposal systems.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15302 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and adopt the Resolution approving the Humboldt Partner Group project subject to the recommended conditions.

Attachments: [CUP 16-088 Staff Report](#)

- 3** Petersen Final Map Subdivision Extension
Case Number FMS-07-001X
Assessor Parcel Number (APN) 509-114-002-000
1790 A Street, McKinleyville area

A two-year extension, in addition to four automatic extensions as allowed by Senate Bill 1185 and State Assembly Bills 333, 208 and 116, of a Major Subdivision of an approximately one acre parcel into six parcels of approximately 6,747 square feet each. The Final Map will be recorded in two phases. Phase 1 will consist of lots 1-3 and Phase 2 will consist of lots 4-6 which will be recorded separately. An exception to the solar shading requirements and right of way width is requested. Under the original approval the entire parcel was zoned Residential One Family with a 6,000 square foot minimum lot size and the General Plan land use designation was Residential Low Density (RL). Subsequently, as part of the implementation of the 2010 Housing Element Multi Family Rezoning Program, a portion of the parcel was changed to include General Plan land use designation Residential Medium Density (RM) and zoning designation Residential Multi-Family (R-3). The subdivision design can be supported with both land use and zoning designations. All parcels will be served with water and sewer by McKinleyville Community Services District. No change to the original project is proposed. If approved, the extension will extend the life of the tentative map to March 18, 2019.

Recommendation: Move to make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report, and adopt the Resolution approving the Petersen Final Map Subdivision Extension project subject to the recommended conditions.

Attachments: [FMS 07-001X Staff Report](#)

- 4** CannaBoutique Dispensary, LLC
Case Numbers CUP-16-632
Assessor Parcel Number (APN) 015-011-029-000
1672 Myrtle Avenue, Eureka area

A medical cannabis dispensary occupying approximately 1,200 square feet of an existing commercial building. A maximum of 6 employees will be on-site during the operating hours of 10 a.m. to 7 p.m. Monday through Friday. The subject parcel is served community water and sewer by Humboldt Community Services District.

Recommendation: Find the project exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines., make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and adopt the Resolution approving the CannaBoutique Dispensary, LLC project subject to the recommended conditions.

Attachments: [CUP 16-632 Staff Report](#)

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

- 5** Southern Humboldt Royal Cannabis Company
Case Number 16-226
Assessor Parcel Number (APN) 107-055-005
255 Doreen Road, Honeydew area

A Conditional Use Permit for 15,108 square feet (SF) of existing mixed-light and 5,040 SF of existing outdoor cannabis cultivation is requested (20,148 SF total). The applicant propagates plant stock for said cultivation on-site in a 3,400 SF greenhouse. Processing is done on-site. The applicant proposes to construct a commercial processing facility ancillary to the cultivation activity. The facility will meet commercial building standards in accordance with California Building Codes and will be compliant with the Americans with Disabilities Act (ADA). The applicant sources water for irrigation from an on-site permitted well and a rainwater catchment system that utilizes the greenhouses gutters for rainwater collection. The applicant has 170,000 gallons of water storage in existing hard tanks and bladders on the property. The property is currently enrolled under the Commercial Cannabis Waste Discharge Regulatory Program (CCWDRP) administered by the North Coast Regional Water Quality Control Board (RWQCB).

Recommendation: Find the project exempt from environmental review pursuant to Section 15301(Existing Facilities) of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and adopt the Resolution approving the Southern Humboldt Royal Cannabis Company project subject to the recommended conditions.

Attachments: [CUP 16-226 Staff Report](#)

CORRESPONDENCE

- 6** Correspondence from Paul Farnham
re: Cannabis Ordinance revisions and Cities

Attachments: [Letter from Paul Farnham re marijuana ordinance revisions and Cities](#)

ADJOURNMENT

NEXT MEETINGS

October 5, 2017 Regular Meeting

October 19, 2017 Special Meeting

October 23, 2017 Special Daytime 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.