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Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

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

AGENDA

Thursday, January 5, 2017

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

Item #5, Williamson Parcel Map Subdivision is to be continued to the February 2, 2017 Meeting

APPROVAL OF ACTION SUMMARY

December 1, 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 John and Denise Neill Lot Line Adjustment
3765 Sprowel Creek Road, Garberville Area
Case Numbers LLA-16-017

Assessor Parcel Numbers 222-141-008, 222-141-005, 222-093-006 and 222-093-008

A lot line adjustment (LLA) between three parcels of land created by Parcel Map No. 265 recorded in Book 24 of Parcel Maps Page 19. The LLA will result in three parcels that will be approximately 11.6 acres, 31 acres, and 114 acres in size. The purpose of the LLA is to increase the privacy of the 5 acre parcel of land owned by Mr. and Mrs. Neill. Additionally, the LLA will result in an existing barn that crosses a property line to be entirely located on the parcel owned by Patricia Bonham, along with increasing privacy. Parcels 1 and 2 of Parcel Map No. 2655 are developed with single family residences and accessory buildings. The development on these parcels is served by on-site water and sewage disposal systems. No new development is proposed at this time. Future development of the designated Remainder of Parcel Map No. 2655 is subject to an approved Development Plan on file with the Planning Division, and the proposed LLA does not affect the designated buildable area on the Development Plan. Additionally, the applicants request that the Planning Commission make a determination so that the boundary between Agricultural General and Agricultural Exclusive lands allows for an approximately 50 foot buffer around the existing barn on the Bonham parcel.

Recommendation: Move to find the Lot Line Adjustment and zone boundary interpretation are exempt from environmental review pursuant to Section 15305 of the State CEQA Guidelines and to make all of the required findings for approval of the Lot Line Adjustment and zone boundary interpretation based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed John and Denise Neill project subject to the recommended conditions.

Attachments: [LLA 16-017 Staff Report](#)

- 2 Casey Jones Parcel Map Subdivision
1231 and 1237 Pedroni Road, McKinleyville Area
Case Numbers PMS-16-002
Assessor Parcel Number 511-091-026
A minor subdivision of an approximately 25,575 square foot parcel into two parcels of approximately 12,210 square feet and 13,365 square feet. The parcel is developed with two single family residences which will each be sited on their own parcel. The parcel is served with community water and sewer provided by the McKinleyville Community Services District.
- Recommendation:** Move to adopt the exemption and make all of the required findings, based on evidence in the staff report and approve the Jones application subject to the recommended conditions.
- Attachments:** [PMS 16-002 Staff Report](#)
- 3 Zerlang's LLC Parcel Map Subdivision, Planned Development Permit
250 and 272 Higgins Avenue, Eureka Area
Case Numbers PMS-16-007, PDP-16-001
Assessor Parcel Numbers 301-082-001-000 and 301-082-002-000
A merger and re-subdivision of two parcels totaling 31,376 square feet into four parcels between 6,020 square feet and 8,056 square feet in size. The subdivision will utilize a Planned Development Permit for Lot 1 and Lot 2 which will each have a width of 43 feet. The property is developed with an approximately 1,555 square foot single family residence that will remain on proposed Lot 1. All parcels are or will be served with community water and sewer provided by the Humboldt Community Services District.
- Recommendation:** Move to adopt the Mitigated Negative Declaration and to make all of the required findings for approval of the Parcel Map Subdivision and Planned Development Permit, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Zerlang's LLC project subject to the recommended conditions.
- Attachments:** [PMS 16-007 Staff Report](#)
- 4 Humboldt County General Plan Conformance Review
1615 Heartwood Drive, Mckinleyville Area
Case Number GPC-16-005
Assessor Parcel Number 508-251-052
General Plan Conformance Review of the proposed construction of office space for the Humboldt County Department of Health and Human Services. The subject single-story building is proposed to consist of 13,400 square feet.
- Recommendation:** Move to find the project to be in conformance with the General Plan based on findings in the staff report.
- Attachments:** [GPC 16-005 Staff Report](#)

CONTINUED PUBLIC HEARINGS

- 5 Mike Williamson Parcel Map Subdivision, Coastal Development Permit and Variance
7275 Summit Ridge Road, Humboldt Hill area
Case numbers PMS 14-013, SP 14-059, CDP 14-078, VAR 16-001
Assessor Parcel Number 306-291-024-000

A Coastal Development Permit for a Minor Subdivision of an 11,365 square foot (gross) parcel into two parcels of 4,767 square feet (net) and 5,093 square feet (net). The property is currently developed with two single family residences which will each be situated on individual parcels. A Variance is requested because the proposed subdivision does not meet the minimum net parcel size due to the need for dedication of additional easement for expansion of the private shared right-of-way. Pursuant to Section 325-9 of Humboldt County Code, the applicant has requested an exception to subdivision roadway access standards to utilize a right of way less than 40 feet in width, as well as relief from being required to construct sidewalk improvements. The property is currently developed with two single family residences which will each be situated on individual parcels. The parcels are served with community water and sewer by the Humboldt Community Services District.

Recommendation: Agenda modification requested: The staff requests that this matter be continued to the February 2, 2017 Planning Commission meeting. Persons who may not be able to make the continued meeting should be permitted to provide their public testimony.

Attachments: [Agenda Modification Request for PC 01.05.17](#)

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

- 6 Southern Humboldt Community Park General Plan Amendment, Zone Reclassification, Conditional Use Permit and Special Permit
1144 Sprowel Creek Road, Garberville Area
Case Numbers GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10
Assessor Parcel Numbers (APNs): 222-091-014, 222-241-009
This project would add a Public Recreation (PR) designation to the Garberville Community Plan, and change the County's General Plan land use designation for the entire site to the Public Recreation (PR) designation. The current land use designation is a combination of Agricultural Rural with a 5- to 20-acre minimum lots size on 256 acres and Agricultural Lands with a 20-acre minimum lot size on 150 acres. The current zoning is Agriculture Exclusive on 393.6 acres, and Qualified Heavy Industrial (MH-Q) on the remaining 12.1 acres. This project would add a Public Facility (PF) Zoning designation to the Zoning Ordinance and change the zoning of 87 acres from Agriculture Exclusive (AE) to Public Facilities (PF). A Qualified (Q) combining zone would be added to 306.7 acres that will continue to be zoned AE to allow for recreational uses such as trails and temporary event parking in the AE areas. A Recreation (R) combining zone will also be added to expand the allowed uses in the AE Zone. The discretionary entitlements being requested by the applicant include the following: General Plan amendment, Rezoning, Conditional Use Permit for Medium and Large Events, and a Special Permit for cottage industry (value-added farm products, food products, nursery, and seed production), and reduced setbacks from a stream and wetland. The applicant is also seeking to preserve 54 residential development credits that could be sold in the future if and when the County establishes a Transfer of Development Rights program. The parcel is served by on-site water and sewer.

Recommendation: Move to make all the required findings, based on the evidence in the staff report and public testimony, and recommend that the Board of Supervisors certify the EIR and approve the project as described in the EIR as Alternative 2 - "Reduced Public Facilities Acreage" subject to the recommended conditions of approval.

Attachments: [GPA 10-02 Staff Report](#)
[Supplemental 1 for PC 01.05.17](#)
[Event Support](#)
[Petition Rezone 1 Support](#)
[Petition Rezone Support](#)
[Sports Support](#)
[Letters of Support - A](#)
[Letters of Support - B](#)
[Letters of Support - C](#)
[Letters of Support - D](#)

7 Garberville Transportation Depot Special Permit

Case Number SP 16-057

Assessor Parcel Number 032-011-009

663 Locust Street, Garberville Area

The proposed special permit will allow operation of a commercial cannabis warehouse company. The company will collect and store commercial cannabis products for transportation and delivery. The proposed facility will be used exclusively as a storage and warehouse facility; no packaging or processing is proposed. An office providing support administrative functions for the business is included in the special permit application. It is located in Redway at 3354 Redwood Drive. An exception to the loading space requirements is being requested. The standard loading space is 10 feet wide and 60 feet long, and because only small vans will be used in connection with this distribution operation, a loading space of 10 feet wide by forty (40) feet long is being proposed.

Recommendation: Move to make all of the required findings, based on evidence in the staff report and conditionally approve the Garberville Transportation Depot application as described in the Agenda Item Transmittal subject to the conditions of approval.

Attachments: [SP 16-057 Staff Report](#)

ADJOURNMENT**NEXT MEETINGS**

February 2, 2017 Regular Meeting

March 2, 2017 Regular Meeting

April 6, 2017 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.