

**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, February 2, 2017

6:00 PM

Regular Meeting

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*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**

*January 5, 2017*

**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** Redway Community Services District General Plan Conformance  
Case Number GPC 16-004  
Assessor Parcel Numbers 077-171-005 and 077-171-016  
386 and 418 Willow Avenue, Redway Area

A General Plan Conformance review for the proposed acquisition of an approximately 4,331 square foot portion of the parcel of land known as APN 077-171-016 by the Redway Community Services District (RCSD). RCSD is proposing to acquire a portion of APN 077-171-016, owned by William E. Madsen, Successor Trustee of the Madsen Family Trust, because some of their existing infrastructure, a pump house, encroaches onto this parcel. A land acquisition by a public agency may be exempt from the Subdivision Map Act Parcel Map requirement per Government Code Section 66428. APN 077-171-005, which is adjacent to 077-171-016, is owned by the RCSD and is the site of a RCSD domestic water supply and associated infrastructure. While the RCSD is not utilizing the water source to provide water for their service area at this time, in the future it may seek to reinstate the use of this water source. APN 077-171-016 currently hosts residential development served by community water and sewer. APN 077-171-016 was created as Parcel 2 of Parcel Map No. 2067, Book 18 of Parcel Maps Page 55, is approximately 2.32 acres in size; after the acquisition it will be approximately 2.22 acres in size.

**Recommendation:** Move to find the project to be in conformance with the General Plan based on findings in the staff report.

**Attachments:** [GPC 16-004 Staff Report](#)

- 2** Southern Humboldt Community Hospital District General Plan Conformance  
Case Number GPC 17-001  
Assessor Parcel Number 032-011-015  
729 Cedar Street, Garberville area

A General Plan Conformance review for the Southern Humboldt Community Healthcare District's 1) 2016 acquisition by of APN 032-011-015 a vacant parcel approximately 0.17 acres in size that is located adjacent and to the north of the existing hospital campus; and 2) the proposed installation of a modular building that will house a CT scanner and associated off-street parking. The parcel receives water and sewer services from the Garberville Sanitary District. The Healthcare District operates the adjacent Jerold Phelps Community Hospital.

**Recommendation:** Move to find the project to be in conformance with the General Plan based on findings in the staff report.

**Attachments:** [GPC 17-001 Staff Report](#)

**CONTINUED PUBLIC HEARINGS**

- 3** 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:** Find the project exempt from environmental review pursuant to 15061(b)(3) of the State CEQA Guidelines and make all of the required findings for approval of the Parcel Map Subdivision, Variance and Coastal Development Permit based on evidence in the staff report and public testimony, and adopt the Resolution approving the Williamson project subject to the recommended conditions.

**Attachments:** [PMS 14-013 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*

- 4** HMCP Humboldt, LLC Special Permit  
Case Number SP-16-011  
Assessor Parcel Number 511-131-016-000  
3445 Central Avenue, McKinleyville area

A Special Permit for Commercial Cannabis manufacturing. Manufacturing will include food-based cannabis products as well as solvent-based products including but not limited to co2 and butane extraction. The facility will utilize approximately 800 square feet within an existing approximately 3,000 square foot shop building. The site is home to Hooven and Company and contains a shop as well as office space and contractor yard.

**Recommendation:** Find the project exempt from environmental review pursuant to Sections 15303 and 15061(b)(3) of the State CEQA Guidelines and move to make all of the required findings, based on evidence in the staff report and conditionally approve the HMCP Humboldt, LLC application as described in the Agenda Item Transmittal subject to

the conditions of approval.

*Attachments:*        [SP 16-011 Staff Report](#)

## **ADJOURNMENT**

## **NEXT MEETINGS**

<i>March 2, 2017</i>	<i>Regular Meeting</i>
<i>April 6, 2017</i>	<i>Regular Meeting</i>
<i>May 4, 2017</i>	<i>Regular Meeting</i>

*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](mailto: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.*