

PLANNING COMMISSION

Robert Morris
Chair - Second District
David Edmonds
Vice Chair - At Large
Alan Bongio
First District
Noah Levy
Third District
Kevin McKenny
Fourth District
Ben Shepherd
Fifth District
Brian Mitchell
At Large



COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

AGENDA

Thursday, April 6, 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

APPROVAL OF ACTION SUMMARY

March 2, 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** Frank Zabel Parcel Map Subdivision and Special Permit
Case Numbers PMS-16-001, SP-16-030
Assessor Parcel Number (APN) 522-181-001
Willow Creek Area

A Minor Subdivision of an approximately five acre parcel into four parcels between 0.5 acres and 3.34 acres in size. All building sites are clustered north of Patterson Drive. A Special Permit is required to utilize Lot Size Modification to allow parcels less than one acre in size and less than 125 feet wide. All parcels will be served with water provided by the Willow Creek Community Services District and on site wastewater treatment systems. Note: This subdivision was approved under PMS-08-003, however, that approval has expired.

Recommendation: Consider the Negative Declaration adopted on September 15, 2009 for the project, make all of the required findings for approval of the Parcel Map Subdivision and Special Permit, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Zabel project subject to the recommended conditions.

Attachments: [PMS 16-001 Staff Report](#)

- 2** Stephen Hohman Parcel Map Subdivision
Case Numbers PMS-16-008
Assessor Parcel Numbers 204-181-031-000, 204-181-032-000
3406 Harville Lane, Hydesville area

A Minor Subdivision to divide an approximately 1.74 acre parcel into two parcels of 0.72 acres and 1.02 acres in size. The parcel is currently developed with a single family residence, garage and on-site wastewater treatment system that will remain on proposed Parcel 1. Proposed Parcel 2 will be vacant. An exception request to exceed the maximum length of a dead-end road has been submitted and approved by CalFire. The parcels are or will be served with water by the Hydesville County Water District and on-site wastewater treatment systems.

Recommendation: Adopt the Mitigated Negative Declaration and to make all of the required findings for approval of the Parcel Map Subdivision, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Hohman project subject to the recommended conditions.

Attachments: [PMS 16-008 Staff Report](#)

- 3** Day Final Map Subdivision, Coastal Development Permit Extension
Case Number FMS-07-004X, CDP-07-016X
Assessor Parcel Number (APN) 508-081-061-000
1092 Griffith Road, McKinleyville area

A two-year extension of a Major Subdivision and a Coastal Development Permit (FMS-07-004, CDP-07-016) originally approved on September 4, 2008 and automatically extended by several Assembly Bills. The project consists of a subdivision of an approximately 1.5 acre parcel into 8 parcels of between 5,280 and 7,500 square feet. Phase 1 will consist of Lots 1-6 and Phase 2 will consist of Lots 7 and 8. A mobile home and garage will ultimately be removed as part of Phase 2. A Coastal Development will be required. The parcels are and will be served by the McKinleyville Community Services District. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on October 2, 2018.

Recommendation: Move to make all of the required findings, based on evidence in the staff report, and approve the application(s) on the Consent Agenda subject to the recommended conditions of approval.

Attachments: [FMS 04-007X Staff Report](#)

- 4** Johnston Parcel Map Subdivision Extension
Case Number PMS-05-019XX
Assessor Parcel Number (APN) 509-113-010-000
1865 Lime Avenue, McKinleyville area

A second, two-year extension of a Parcel Map Subdivision (PMS-05-19), originally approved May 18, 2006 and extended once by the applicant and automatically by several Assembly Bills. The project consisted of a subdivision to create three parcels of 7,980 square feet, 6,975 square feet and 6,045 square feet. The parcel is currently 21,000 square feet in size and is developed with one single family residence that will remain on proposed Parcel 1. The project will require the removal of several mature Cypress trees to complete road improvements on First Street. The existing and proposed development is and will be served by community water and sewer. No change to the original project is proposed. This is the second extension requested by the applicant, and if approved, the extension will expire on May 31, 2018.

Recommendation: Move to make all of the required findings, based on evidence in the staff report, and approve the application(s) on the Consent Agenda subject to the recommended conditions of approval.

Attachments: [PMS 05-019X Staff Report](#)

5 Green Diamond Resource Company Lot Line Adjustment, Zone Boundary Interpretation and Joint Timber Management Plan

Case Numbers LLA-16-022, ZBA-16-005, JTMP 16-004

Assessor's Parcel Numbers 303-012-005, 303-012-015, 303-012-019

Eureka Area

The project consists of three parts: a Lot Line Adjustment (LLA), a Zone Boundary Interpretation (ZBA), and a Joint Timber Management Plan (JTMP). The LLA is proposal is to relocate the boundaries of three parcels such that they follow the centerlines of roads and creeks, resulting in three parcels. The purpose of the LLA is to create logical management units. The Zone Boundary Interpretation, pursuant to Section 311-8 of the zoning regulations, is requested to describe the zoning boundary between Parcel 1, zoned Agricultural General five (5) acre minimum parcel size (AG-B-5(5)), and Parcel 2, zoned Timber Production (TPZ), to coincide with the centerline of unnamed creek, consistent with the locations of the new lot lines. The movement of the lot lines will result in approximately 0.90 acres of AG-B-5(5) land used historically and currently as timberland, being recognized as TPZ. A Joint Timber Management Plan (JTMP) is required pursuant to California Government Code Section 51119.5 which stipulates that parcels zoned for timber production may not be divided into parcels containing less than 160 acres without an approved JTMP. The proposed LLA will result in parcel one being 100.35 acres, and parcel three being 141.31 acres. A 4/5ths vote for approval by the Board of Supervisors must occur before the JTMP and LLA can be approved.

Recommendation: Make all of the required findings for approval of the Lot Line Adjustment and Zoning Boundary Interpretation, based on evidence in the staff report and public testimony, and recommend the Lot Line Adjustment, Zone Boundary Interpretation and JTMP to the Board of Supervisors for approval as described in the Agenda Item Transmittal, subject to the recommended conditions of approval.

Attachments: [LLA 16-022 Staff Report](#)

- 6 HUMBOLDT COMMUNITY SERVICES DISTRICT General Plan Conformance Review
Case Number GPC-17-002
Assessor Parcel Number 303-012-020
Eureka area

A General Plan Conformance review for the Humboldt Community Services District for the 2015 acquisition of APN 303-012-020 a parcel approximately 0.47 acres in size that is developed with a .50 million gallon water tank used for water distribution in the Ridgewood Heights area. Humboldt Community Services has leased the parcel from Green Diamond Resource Company since 1982. This particular location is important because the elevation of the parcel provides the necessary gravity flow supplying adequate water pressure for household use and fire suppression.

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

Attachments: [GPC 17-002 Staff Report](#)

CONTINUED PUBLIC HEARINGS

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

NEW BUSINESS

- 7 Director of Planning and Building: Project report

Attachments: [PC project forecasting](#)
[Letter of opposition - 12160, 12158, 12157](#)

- 8 Humboldt Redwood Company DEIR: Brief report from Michael Wheeler

- 9 Report on upcoming amendments to County code regarding Cannabis.
Update on status of EIR regarding Cannabis.
By Steven Lazar, Senior Planner

Attachments: [OR-17-002 CCLUO Rpt](#)

- 10 Discussion topic: To have a second meeting in May.

ADJOURNMENT

NEXT MEETINGS

May 4, 2017

June 1, 2017

July 6, 2017

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.