

**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, July 19, 2018**

**6:00 PM**

**Special 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**

**PUBLIC COMMENTS**

*At this time persons may appear before this Commission on any matter pertinent to the Commission's Jurisdiction and that is 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** Green Light, Inc., Conditional Use Permit  
Application Number 11600  
Case Number CUP16-299  
Assessor's Parcel Number (APN) 223-123-006  
2780 Mahan Road, Garberville area

A Conditional Use Permit for an existing 9,130 square foot (SF) mixed light and 5,000 SF outdoor medical cannabis cultivation operation located on Assessor's Parcel Number (APN) 223-123-006, which is approximately 60 acres in size. Water for irrigation is sourced from two points of diversion located on an unnamed tributary to Dean Creek and stored in two permitted on-site hard tanks with a total storage capacity of 120,000 gallons. The applicant estimates 173,000 gallons of water is required for the annual operations. Processing activities, including drying and trimming, are conducted on site. There will be no permanent employees, but up to two individuals who are licensed subcontractors may be used during peak periods. Power to the site is provided by P. G. & E., and there is a back-up generator for emergency purposes.

**Recommendation:** Find the project exempt from environmental review pursuant to Sections 15301, 15304, and 15333 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 any public testimony, and adopt the Resolution approving the proposed Green Light Inc. Conditional Use Permit subject to the recommended conditions.

**Attachments:** [CUP 16-299 Staff Report.pdf](#)

**2 1L Garden Supply, LLC, Conditional Use Permit**

Application Number 11849

Case Number: CUP16-410

Assessor's Parcel Number 033-271-004

705 US HWY 101 #1, Garberville area

A Conditional Use Permit for 10,000 square feet of mixed light cannabis cultivation contained in three proposed greenhouses ranging in size from 2,500 square feet to 4,320 square feet. A maximum of five cultivation cycles annually are proposed. Water for the proposed project will be sourced from an existing well and wastewater service will be provided by an existing Onsite Wastewater Treatment System (OWTS). Estimated monthly water use of the proposed project will be 150,000 gallons annually. Cannabis processing will occur in a permitted facility also located on the same parcel or a licensed off-site processing facility. Access to the project site is via a driveway from US Highway 101. Power is provided by P. G. & E.

**Recommendation:** Find the project exempt from environmental review pursuant to Sections 15303 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 any public testimony, and adopt the Resolution approving the proposed the 1L Garden Supply LLC project subject to the recommended conditions.

**Attachments:** [CUP 16-410 Staff Report.pdf](#)

**3 Imper Lot Line Adjustment and Zone Boundary Adjustment**

Application Number 13917

Case Numbers LLA-17-028, ZBA-17-003

Assessor's Parcel Numbers 522-311-042, 522-311-043, 522-311-054

155 Otter Lane, 1620 Seely-McIntosh Road, Willow Creek Area

A Lot Line Adjustment between three parcels resulting in three parcels. APNs 522-311-042 and 511-311-043 will be acquiring approximately 0.75 acres and 0.25 acres, respectively, from APN 522-311-054. APNs 522-311-043 and 522-311-054 are both developed with a single family residence and APN 522-311-042 is vacant. Also included is a Zone Boundary Adjustment to adjust the Residential Suburban (RS) and Agriculture General (AG) zone boundary to follow the adjusted parcel lines. The parcels are served with community water provided by the Willow Creek Community Services District and on-site wastewater treatment systems.

**Recommendation:** Make all of the required findings for approval based on evidence in the staff report and public testimony, and recommend the project to the Board of Supervisors for approval as described in the Agenda Item Transmittal, subject to the recommended conditions of approval.

**Attachments:** [LLA 17-028 Staff Report.pdf](#)

**4 Jeffries Parcel Map Subdivision Extension**

Application Number 11175

Case Number PMS-06-027X

Assessor Parcel Number (APN) 223-061-011

1575 Sprowel Creek Road, Garberville area

A three-year extension, in addition to the automatic one and two year extensions allowed by State Senate Bill 1185, Assembly Bill 333, Assembly Bill 208, and Assembly Bill 116, of a Minor Subdivision to divide an approximately 37 acre parcel in to two parcels of 6.6 and 31 acres. The parcel is developed with two residences. One will be placed on each resultant parcel. The site is developed with on-site water and sewage disposal facilities for each residence and is accessed via Sprowel Creek Road, a public County-maintained road. No exceptions are requested. Both Connick Creek and the South Fork of the Eel River pass through the subject parcel and portions of the site are located within Flood Zone "A". The existing residences are outside the County's Streamside Management Area (SMA) setbacks and Flood Zone "A". No new development is proposed at this time. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on September 18, 2019

**Recommendation:** Make all of the required findings, based on evidence in the staff report, and approve the Jefferies application on the Consent Agenda subject to the recommended conditions of approval.

**Attachments:** [PMS 06-27X Staff Report.pdf](#)

**5 Lake Parcel Map Subdivision, Planned Development Permit and Special Permit Extension**

Application Number 13950

Case Numbers PMS-08-014XXM, PDP-09-003XXM, SP-08-107XXM

Assessor Parcel Number 510-091-074

2758 Central Avenue, McKinleyville area

A Modification and two-year extension to a previously approved Minor Subdivision. The original project consisted of a subdivision of an approximate 0.9 acre parcel into four (4) parcels ranging in size from 3,135 square feet (net) to 8,378 square feet (net). A Special Permit is required for an exception to the loading space requirement for commercial development based on the level of anticipated use. The modification will result in three parcels to accommodate the development approved under a Planned Development Permit (PDP-15-004). The PDP authorized construction of a six-unit apartment building and a four-unit apartment building to be sited on proposed Parcel 2 and Parcel 3, respectively. Proposed Parcel 1 will be vacant and suitable for commercial development. If approved, the extension and modification will expire on December 18, 2019.

**Recommendation:** Approve the Addendum to the previously adopted Negative Declaration and make all of the required findings for approval of the Parcel Map Subdivision Modification and Extension, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Lake project subject to the recommended conditions.

**Attachments:** [PMS 08-014XXM Staff Report.pdf](#)

- 6 Sequoia Investments X LLC. Coastal Development Permit/Conditional Use Permit  
Application Number 14137  
Case Numbers: CDP-18-020/CUP-18-018  
Assessor Parcel Numbers 401-301-016; 401-311-001  
2200 Bendixsen Street, Fairhaven area

A Coastal Development Permit and Conditional Use Permit to allow non-coastal dependent industrial interim uses for a maximum permit term of ten (10) years within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Code. The existing facilities were formerly the site of the Simpson Pulp Mill which operated from 1955 to 1993. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads were developed during this time. Interim uses will include the following: Fox Farm Fertilizer (207,133 s.f.); Humboldt Bay Packers (12,000 s.f.); Jim Groeling Architecture (43,500 s.f. outdoor reclaimed wood storage and carpentry); 101 Net Link (40 s.f. internet antenna atop building 4); Aaron Newman Storage (1480 s.f.); Cunhas Creations (1,825 s.f.); Greg Lysander Pottery (880 s.f.); McBurn Firewood (1,890 s.f.); Sunlight Supply (44,800 s.f. warehousing, storage and distribution); Frazel & McLean (1,870 s.f. warehousing, storage and distribution); Sequoia Investments X (no s.f. given, warehousing, storage and distribution). All uses will be located in existing facilities and utilize existing on-site wastewater system(s) and domestic water connections. All uses will be conducted solely within the jurisdictional area of the County for Coastal Development permitting.

**Recommendation:** Move to adopt the Mitigated Negative Declaration and make all of the required findings, based on evidence in the staff report, and approve the Sequoia Investments X LLC application on the Consent Agenda subject to the recommended conditions.

**Attachments:** [CDP 18-020 Staff Report.pdf](#)

**7 Hadley Parcel Map Subdivision Extension**

Application Number 14100

Case Number PMS-11-001XX

Assessor Parcel Number (APN) 300-201-039

1405 Abram Lane, Eureka area

A two-year extension of a Parcel Map Subdivision (PMS-11-001) originally approved April 3, 2014. The project consisted of a subdivision of an approximately 1.3 acre parcel into two parcels of approximately 21,761 square feet and 35,014 square feet. The parcel is currently developed with a single family residence with an apartment above the attached garage. A portion of the residence was improperly converted into a third dwelling unit which will be rectified through this project. A preliminary plan for a future residence and secondary dwelling unit on proposed Parcel 1 has been submitted. As the secondary dwelling unit would be less than 800 square feet in size and the lot is located within a Housing Opportunity Zone (HOZ), it may qualify as principally permitted upon completion of a road extension and turnaround. Pursuant to Section 325-5 of Humboldt County Code, the applicant requested, and was granted an exception to the lot frontage requirements to utilize an existing 30 foot right of way. The parcels are, or will, be served by Humboldt Community Services District. No change to the original project is proposed. This is the second extension requested and if approved, the extension will expire on April 15, 2020.

**Attachments:**      [PMS 11-001XX Staff Report.pdf](#)

**8 Frye's Care Home Conditional Use Permit, Special Permit, and Notice of Merger**

Application Number 8894

Case Numbers CUP-13-020, SP-13-033, and NOM-13-010

Assessor's Parcel Numbers 018-053-021 and 018-053-023

2240 Fern Avenue and 4040 Walnut Drive, Eureka

A Conditional Use Permit (CUP), Special Permit (SP), and Notice of Merger (NOM). The CUP would permit an approximately twenty-one thousand four-hundred forty-eight (21,448) square foot (SF) expansion of the existing, approximately twenty-four thousand four hundred forty-one (24,441) SF Frye's Care Home, an assisted living care facility for the elderly. The SP would allow a reduction in the required number of off-street parking spaces. The NOM would merge two (2) parcels into one (1) legal parcel to facilitate the proposed project. The existing facility currently has fifty-four (54) beds which was permitted and expanded under CUP-53-85, CUP-53-85M, CUP-20-89, and CUP-20-89M. Under the state permit, the facility is allowed fifty-eight (58) beds, and nine (9) employees. The proposed expansion would add approximately thirty (30) additional rooms with thirty-five to forty (35-40) new beds and additional staffing of four (4) employees at peak shift. Hours of operation would be maintained at the current twenty-four (24) hours a day seven (7) days a week.

**Recommendation:** Find the project exempt from environmental review pursuant to Section 15332, In-Fill Development Projects, and Section 15305(a), Minor Alterations in Land Use Limitations of the CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit, Special Permit, and Notice of Merger based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Frye's Care Home expansion project subject to the recommended conditions.

**Attachments:** [CUP 13-020 Staff Report.pdf](#)

**9 Weott Community Services District General Plan Conformance Review**

Application Number 14068

Case Number GPC-18-001

Assessor Parcel Number 095-161-004

Weott Area

A General Plan Conformance review for the replacement of the existing 76,000 gallon water tank with a larger 250,000 gallon tank for the Weott Community Services District. Replacement of the existing storage tank is necessary for the Weott CSD to increase their storage capacity in order to meet the recommended three day demand. The increase in storage capacity will not increase the District's service area, water withdrawals or customer water entitlements.

**Recommendation:** Find project to be in conformance with the General Plan based on findings in the staff report and adopt the Record of Action.

**Attachments:** [GPC 18-001 Staff Report.pdf](#)



**10 Measure Z Grant Funded Fire Stations General Plan Conformance Review**

Application Number 14216

Case Number GPC-18-002

Assessor Parcel Numbers 520-031-042; 207-251-005; 212-171-058; 221-211-024; 215-202-040

Orick, Bridgeville, Miranda, Ettersburg, Whitethorn areas

A General Plan Conformance review for the following Measure Z sales tax funded fire station improvements: the Orick Community Services District (CSD) fire station expansion (APN 520-031-042); Bridgeville Fire Protection District (FPD) acquisition of surplus County land and replacement of existing fire station (APN 207-251-005); Miranda Community Services District fire station expansion (APN 212-171-058); Whitethorn Fire Protection District fire station expansion (APN 215-202-040); and the Telegraph Ridge Fire Protection District acquisition of surplus Southern Humboldt Unified School District land and construction of additional fire station (APN 221-211-024).

**Recommendation:** Find project to be in conformance with the General Plan based on findings in the staff report and adopt the Record of Action.

**Attachments:** [GPC 18-002 Staff Report.pdf](#)

**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*

**11 Hogwash Pharms, LLC**

Application Number: 11374

Case Number: SP-16-214

Assessor's Parcel Number: 220-292-009

4741 Blue Slide Creek Rd, Whitethorn area

A Special Permit is requested for 7,296 square feet of existing outdoor commercial cannabis cultivation. The water source comes from the adjacent parcel (APN 220-292-013). The applicant estimates 60,425 gallons of water is required annual for irrigation. The water storage capacity on site is 62,500 gallons in one bladder and five hard-sided tanks. Drying will be performed on an adjacent parcel owned by the applicant, APN: 220-292-012, with all other processing done by a third party. No power source. An existing 160 square-foot shipping container for materials storage. There will be no employees; all cultivation activities will be performed by the two operators and three collective members. Restroom facilities will be provided by portable toilet facilities.

**Recommendation:** Continue to a date uncertain.

**ADJOURNMENT**

**NEXT MEETINGS**

*August 2, 2018    Regular Meeting*

*August 16, 2018    Special 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](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.*