

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 21, 2019

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.

A CALL TO ORDER / SALUTE TO FLAG

B COMMISSIONERS PRESENT

C AGENDA MODIFICATIONS

Item H-2 GPU Zoning Text Amendments: Continuance of item to the March 21, 2019 Planning Commission meeting.

D APPROVAL OF ACTION SUMMARY

1. Review and approval of the February 7, 2019 Planning Commission Action Summary.

Attachments: [Action Summary 2.7.19 for review and approval](#)

2. Review and approval of the January 10, 2019 Planning Commission Action Summary.

Attachments: [PC 1.10.19 Action Summary for review and approval](#)

E 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.

F 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. French Lot Line Adjustment, Zone Boundary Adjustment and Joint Timber Management Plan, Conditional Use Permit and Special Permit

Application Number: 14108

Case Numbers: LLA-18-011, ZBA-18-001, JTMP-18-003

Assessor's Parcel Number: 108-301-001 (por.), 221-251-001 (por.)

12051 Wilder Ridge Road, Ettersburg area

A Lot Line Adjustment (LLA) between four parcels resulting in four parcels of approximately 83 acres, 107 acres, 77 acres and 2,227 acres. A Zone Boundary Adjustment (ZBA) is also included to rezone approximately six acres of APN 108-301-001 (old APN 108-063-002) Timberland Production Zone (TPZ) concurrently with the LLA. The purpose of the LLA is for estate planning and to provide better management units. A Joint Timber Management Plan is also required.

Recommendation: Find the project exempt from CEQA review, make all of the required findings for approval based on evidence in the staff report and public testimony, and recommend the Board of Supervisors approve the request as described in the Agenda Item Transmittal, subject to the recommended conditions of approval.

Attachments: [LLA-18-011 Staff Report](#)

2. Phillips Zone Reclassification

Application Number: 13935

Case Numbers: ZR 17-011

Assessor's Parcel Number (APN): 217-266-005, 217-066-006, 217-266-010, 217-321-003

26175 Alderpoint Road, Blocksburg area

A Zone Reclassification to rezone approximately 152.3 acres of the Phillips Ranch from Agriculture Exclusive with a 160 acre minimum parcel size (AE-B-5(160)) to Timberland Production Zone (TPZ). A portion of the property is already zoned TPZ and this action will result in the majority of the lands being zoned TPZ with the grasslands remaining AE-B-5(160). Currently, the lands are utilized for both timber production and grazing activities.

Recommendation: Find the project exempt from environmental review pursuant to Section 15264 of the CEQA Guidelines, make all of the required findings for approval based on evidence in the staff report and public testimony, and recommend adoption of the Zone Reclassification to the Board of Supervisors for the Phillips project.

Attachments: [ZR-17-011 Staff Report](#)

3. Nunnemaker Zone Reclassification

Application Number: 13957

Case Numbers: ZR 17-012

Assessor's Parcel Number (APN): 217-084-009, 217-084-010, 217-084-011, 217-164-004

Eel Rock area

A Zone Reclassification to rezone approximately 160 acres from Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) and Unclassified (U) into Timberland Production Zone (TPZ). Currently, the lands are utilized for timber production.

Recommendation: Find the project exempt from environmental review pursuant to Section 15264 of the CEQA Guidelines, make all of the required findings for approval based on evidence in the staff report and public testimony, and recommend adoption of the Zone Reclassification to the Board of Supervisors for the Nunnemaker project.

Attachments: [ZR-17-012 Staff Report](#)

4. Humboldt Sanitation, Parcel Map Subdivision, Conditional Use Permit, Special Permit Extension

Application Number: 10503

Case Numbers: PMS 05-08X

Assessor's Parcel Number (APN): 510-061-007, 510-071-003, 510-071-004

2525 Central Avenue, McKinleyville

A three year extension following four automatic two-year extensions pursuant to AB 116, AB 208, AB 333 and SB 1185. The Parcel Map Subdivision consists of the merger of APNs: 510-061-07, 510-071-003 and 510-071-004 and subsequent subdivision into 4 parcels of approximately 53,120 square feet, 36,805 square feet, 52,275 square feet and 346,010 square feet. No change to the original project is proposed. This is the first extension requested by the applicant and if approved, the extension will expire on May 15, 2020.

Recommendation: Consider the previously adopted Mitigated Negative Declaration and to make all the required findings for approval of the Parcel Map Subdivision, including the exception request to allow a reduced right-of-way, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Humboldt Sanitation parcel map, conditional use permit, and special permit subject to the recommended conditions.

Attachments: [PMS-05-008X Staff Report](#)

5. Henry Avelar, Final Map Subdivision and Special Permit

Application Number: 14123

Case Numbers: FMS 18-002

Assessor's Parcel Number (APN): 510-441-001

1055 Imeson Road, McKinleyville area

A Zone Reclassification to rezone approximately 152.3 acres of the Phillips Ranch from Agriculture Exclusive with a 160 acre minimum parcel size (AE-B-5(160)) into Timberland Production Zone (TPZ). A portion of the property is already zoned TPZ and this action will result in the majority of the lands being zoned TPZ with the grasslands remaining AE-B-5(160). Currently, the lands are utilized for both timber production and grazing activities.

Recommendation: Adopt the Mitigated Negative Declaration and make all of the required findings for approval of the Final Map Subdivision, including the exception request to allow a reduced right-of-way, based on evidence in the staff report, and adopt the Resolution approving the Avelar project subject to the recommended conditions.

Attachments: [FMS-18-002 Staff Report](#)

G CONTINUED PUBLIC HEARINGS

1. Serendipity Collective, Conditional Use Permit and Special Permit

Application Number 11940

Case Number CUP-16-461

Assessor's Parcel Number (APN) 218-091-007

671 South Face Road in the Palo Verde Area

A Conditional Use Permit for an existing 13,600 square feet (sf) of outdoor and mixed light cannabis cultivation and a Special Permit for streamside management area encroachment located on Assessor's Parcel Number (APN) 218-091-007, which is approximately 40 acres in size.

Recommendation: Continue the Serendipity Collective Conditional Use and Special Permit to a date uncertain.

H 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

1. Samoa Pacific Group

Application Number: 15189

Case Number: PMS 16-064M/PMS

Assessor's Parcel Number (APN): 401-031-069

Samoa area

Subdivision of an 18.88 Acre parcel into two parcels to facilitate financing of an affordable housing project. One parcel will be used for an affordable housing project and the Vance Road right-of-way, and the other parcel will be used for wastewater treatment and possible disposal. Also, modification of Coastal Development Permit CDP-16-064 to split the parcel and add an option to revise the wastewater facility to utilize the ocean outfall and run a sewer line along Vance Avenue.

Recommendation: Consider the Addendum to the Mitigated Negative Declaration and make all the required findings for approval of the Parcel Map Subdivision and Coastal Development Permit Modification based on evidence in the staff report and public testimony, and adopt the Resolution approving the Samoa Pacific Group project subject to the recommended conditions.

Attachments: [PLN-2018-15189 Staff Report.pdf](#)

2. General Plan Implementation Zone Text Amendments

This project proposes adding new Zoning Districts to the Inland Zoning Ordinance and amends other Zoning Ordinance language to be consistent with the 2017 Humboldt County General Plan. The following new Zoning Districts are proposed to be added in the Inland Zoning regulations:

- 1) New “MU1” (Urban) and “MU2” (Rural) Mixed Use Zones will be added for areas with MU - Mixed Use, VC - Village Center, or RCC - Rural Community Center General Plan designations,
- 2) A new “PR - Public Resource and Recreation” Zone will be added for publicly owned lands with a “Public Lands” General Plan Land Use designation.
- 3) A new “TE - Timberland Exclusive” Zone will be added for areas with a “T - Timberland” General Plan Land Use designation that are not zoned “TPZ” or AE-B-5-(160) and part of an agricultural preserve.
- 4) A new “TL - Tribal Land” Zone will be added for areas with a “TL - Tribal Lands” or a “TTL - Tribal Trust Lands” General Plan Land Use designation.
- 5) A new “RR - Railroad” Combining Zone will be added for NCRA railroad rights of way, and along the former Annie and Mary Railroad rail corridor between Arcata and Blue Lake,
- 6) A new “MR - Mineral Resources” Combining Zone will be added for parcels with permitted surface mining operations,
- 7) A new “PRD - Planned Rural Development” Combining Zone will be added for agricultural and forest resource lands to encourage long-term conservation for resource production use,
- 8) Amend the existing Streamside Management Areas and Wetlands regulations to be consistent with General Plan Standard BR-S5, Streamside Management Area Defined.

In addition, modifications are proposed to

- a. Section 314-7.1 “AE - Agriculture Exclusive Zone,”
- b. Section 314-7.4 “TPZ - Timberland Production Zone”,
- c. Section 314-21.1 “F - Flood Hazard Areas” Combining Zone,
- d. Section 314-38.1 “WR - Streamside Management Areas and Wetlands” Combining Zone,
- e. Section 314-61.1 “Streamside Management Area Ordinance” and to
- f. Section 312, Administration, Procedures, Amendments and Enforcement to implement the General Plan Open Space Plan.

Recommendation: In order to allow continued public outreach and to assimilate the comments being made, staff is requesting this item be continued to the March 21, 2019 Planning Commission Meeting.

I CORRESPONDENCE

1. Letters to the PC from Jim Johnson and Robert Frechou

Attachments: [Correspondence from Johnson and Frechou](#)

ADJOURNMENT

NEXT MEETINGS

Thursday, March 7, 2019 6:00 pm
Thursday, March 21, 2019 6:00 pm