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Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

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

AGENDA

Thursday, May 7, 2020

6:00 PM

Regular Meeting

NOTE: In accordance with Executive Order N-29-20 the Humboldt County Planning Commission meetings will be held virtually until further notice.

Listen or Watch the live stream of the Planning Commission Meeting: You may access the live stream of the meeting by using the following link: <https://zoom.us/j/99298310063> Password: 827926

Zoom Public Comment:

When the Planning Commission announces the agenda item you want to comment on, call in to the conference line and turn off your TV or live stream. Please call 346 248-7799 Enter meeting id 992-9831-0063 Password: 827926 and press () 9 on your phone to raise your hand. You'll continue to hear the Planning Commission meeting on the call. Please do not call until the item you want to speak about is being discussed. When it is time for public comment on the item you wish to speak on, the Clerk of the Planning Commission staff will unmute your phone. You'll hear a prompt that will indicate your phone is unmuted. Staff will then ask you to state your name and begin your comments. You will have 3 minutes to comment.*

PUBLIC COMMENT: *To submit public comment to the Planning Commission please email Planningclerk@co.humboldt.ca.us and provide your name, the agenda item number(s) on which you wish to speak. If you do not have access to email, a voicemail may be left at 707 445-7541 and will follow the same procedure as email public comments. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.*

A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com>

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

D. 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.

E. 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. Review and approval of the September 19, 2019 Action Summary.

Recommendation: Move to approve the September 19, 2019 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [PC 9.19.19 Action Summary for review and approval.pdf](#)

2. Review and approval of the January 9, 2020 Action Summary.

Recommendation: Move to approve the January 9, 2020 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [PC 1.09.2020 Action Summary for approval.pdf](#)

3. Review and approval of the March 05, 2020 Action Summary.

Recommendation: Move to approve the March 05, 2020 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [PC 3.05.2020 Action Summary.pdf](#)

4. Parkinson Parcel Map Subdivision

Case Number PLN-2019-15667

Assessor Parcel Number (APN) 504-161-001

55 Glendale Drive, Arcata area

Project Description: A Minor Subdivision of an approximately 19-acre parcel into two parcels of 5.5 acres and 13.5 acres. The parcel is currently developed with a single-family residence and detached Accessory Dwelling Unit that will remain on proposed Parcel 1. An exception to the State FireSafe Regulations has been requested and approved by Calfire to allow the subdivision to be served by a road that does not meet the Category 4 road width due to an existing tunnel under State Highway 299. The parcels will be served by on-site water (wells) and on-site wastewater treatment systems.

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

Attachments: [PLN-2019-15667 Staff Report.pdf](#)

5. Derek and Jeanette Ford Parcel Map Subdivision Extension

Case Number PLN-2019-15744

Assessor Parcel Number 510-142-031

2241 McKinleyville Avenue, McKinleyville area

Project Description: A two-year extension to a previously approved subdivision. The original project included a Minor Subdivision of a 22,370 square foot parcel into two parcels of 14,290 square feet (net) and 8,080 square feet (net). The parcel is developed with a single-family residence that will remain on proposed Parcel 1. Water and sewer are provided 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 August 15, 2021.

Recommendation: Make all of the required findings, based on evidence in the staff report, and approve the Derek and Jeanette Ford Parcel Map Subdivision Extension project subject to the recommended conditions of approval.

Attachments: [PLN-2019-15744 Staff Report](#)

6. Hooven Trust Zone Reclassification

Application Number 13716

Case Number ZR-17-008

Assessor Parcel Number 511-501-002

2361 Elizabeth Road, McKinleyville area

Project Description: A Zone Reclassification to change the zoning from Timberland Production Zone (TPZ) to Agriculture General with a five-acre minimum parcel size (AG-B-5(5)). The change in zoning from TPZ is through a 10-year non-renewal, and the lands will remain TPZ until the completion of the slide-out. The current general plan designation is Residential Agriculture with a density of one unit per five to twenty acres (RA5-20) which was changed as part of the General Plan Update in 2017. The parcel is approximately 20 acres in size and is currently developed with a single-family residence, a second dwelling unit, and accessory structures.

Recommendation: Recommend that the Board of Supervisors consider the Addendum to the Environmental Impact Report (EIR) for the Humboldt County General Plan, State Clearinghouse No. 2007012089, adopted by the Board of Supervisors on October 23, 2017, in accordance with Section 15164 of the State CEQA Guidelines, and find that there is no substantial evidence that the proposed Zone Reclassification will have a significant effect on the environment, and make all of the required findings, based on evidence in the staff report, and recommend the Board of Supervisors approve the Hooven Zone Reclassification application.

Attachments: [ZR-17-008 Staff Report.pdf](#)

7. Sunny Slope Ranch, LLC, Conditional Use Permit

Application Number 11296

Project Number PLN-11296-CUP

Assessor's Parcel Number (APN) 208-112-024

26980 State Highway 36, Bridgeville, CA

Project Description: Conditional Use Permit to allow continued operation of an existing 12,970 square foot (SF) outdoor and 5,270 SF mixed light commercial cannabis cultivation. Irrigation water is sourced from rainwater catchment. Water storage consists of 467,000 gallons contained within existing tanks and basins. Five (5) employees are proposed. Processing is proposed to occur on-site. Power is provided by solar energy with a generator back-up.

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 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 adopt the Resolution approving the proposed Sunny Slope Ranch, LLC project subject to the recommended conditions.

Attachments: [PLN-11296-CUP Staff Report.pdf](#)
[Attachment 4A-E Combined.pdf](#)

8. Redwoods Rural Health Center General Plan Amendment & Zone Reclassification

Record Number: PLN-2019-15571

Assessor Parcel Number 077-312-009

Garberville area

Project Description: A General Plan Amendment and Zone Reclassification to change the County's General Plan land use designation for the site from Residential Low Density (RL) to Commercial Services (CS), and to rezone the site from Residential Single Family with a Manufactured Home Combining Zone (R-1-T) to Community Commercial (C-2). A Q-Qualified Zone is proposed to limit the future uses of the property to be compatible with the adjacent dental and medical office and the surrounding single-family homes. The proposed amendment would facilitate the paving and landscaping of approximately 0.23 acres of the 0.33-acre project site to create 35 parking spaces in support of the dental and medical office on the adjacent Redwood Rural Health Center (RRHC) property. This adjacent 1.11-acre property at 101 West Coast Road (APN 077-312-015) contains health and dental facilities and is planned CS and zoned C-2. The project includes an exception request to the parking standards of the zoning ordinance to allow the use of shared parking between the subject property and the adjacent RRHC facility.

Recommendation: Based on evidence in the staff report, adopt the Mitigated Negative Declaration and adopt the resolution to recommend that the Board of Supervisors make all the required findings and approve the General Plan Amendment and Zone Reclassification.

Attachments: [PLN-2019-15571 Staff Report.pdf](#)

9. Benbow Valley Farms Conditional Use Permit and Special Permit

Record Number: PLN-11421-CUP

Assessor's Parcel Number (APN): 033-170-013

Benbow area

Project Description: A Conditional Use Permit for 11,430 square feet of existing outdoor cannabis cultivation within greenhouses. A 1,300-square-foot greenhouse that will be used for propagation. Cultivation activities extend April through November. There will be a maximum of two harvests annually. The applicant estimates 96,500 gallons of water is required annually for irrigation. Water for irrigation is sourced from a groundwater well and a point of diversion located on an unnamed Class III watercourse that is tributary to Milk Ranch Creek. Water diverted for irrigation is stored in a 750,000-gallon offstream pond. Water storage totals 778,000 gallons in a series of hard-sided tanks and the pond. Processing including drying, curing, and trimming occur onsite in an existing structure. No employees are required to meet operational needs. Electricity is sourced from a generator. The project includes a Special Permit for development within the Streamside Management Area (SMA) that would allow for use of a point of diversion in an unnamed water course that is a tributary to Milk Ranch Creek that is used for irrigation.

Recommendation: Find that the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 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 approve the proposed Benbow Valley Farms project subject to the recommended conditions.

Attachments: [PLN-11421-CUP Staff Report.pdf](#)
[Attachment 4A 11421 WRPP.pdf](#)

10. Skyline Farms, LLC, Conditional Use Permit

Record No.: PLN-11718-CUP

Assessor's Parcel Numbers: 220-312-002 & 222-163-001

215 Seely Creek Road, Redway area

Project Description: Conditional Use Permit for existing 20,000 square foot (sf) outdoor cultivation operation, and a 2,000-sf ancillary nursery in two temporary hoop structures. The operation occurs on Assessor Parcels 220-312-002 & 222-163-001 which comprise one legal parcel. The applicant proposes the construction of an approximately 317,000-gallon rainwater catchment pond to meet irrigation demands. Processing would occur on site in a proposed 1,200 square foot commercial facility.

Recommendation: Find that the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 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 adopt the Resolution approving the Skyline Farms, LLC, Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11718-CUP Staff Report.pdf](#)
[Attachment 4A_combined applicant submitted materials.pdf](#)
[11718 Staff Report Changes.pdf](#)

11. Lucchesi Lot Line Adjustment and Zone Boundary Adjustment

Case Number PLN-2019-15634

Assessor's Parcel Numbers 504-221-015, 504-221-017

891 and 1019 Aldergrove Road, Arcata Area

Project Description: A Lot Line Adjustment (LLA) between two parcels resulting in two parcels. APN 504-221-017 will increase in size by approximately 4 acres to align with the existing General Plan designation boundary between the Residential Estates (RE) and Timber (T) plan designation. Each parcel is currently developed with a single-family residence and after the LLA, one parcel will contain two residences and the other will be vacant. Also included is a Zone Boundary Adjustment to adjust the Agriculture General (AG) and Timberland Production Zone (TPZ) zone boundary to follow the adjusted parcel lines. The main purpose of the LLA is to alleviate water systems crossing property lines. The parcels are served with on-site water 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: [PLN-2019-15634 Staff Report.pdf](#)

F. ITEMS PULLED FROM CONSENT

G. CONTINUED PUBLIC HEARING

1. Allpoints Outdoor, Inc. Special Permit for Reconstruction of a Legal Nonconforming Billboard Structure

Record Number PLN-2019-10629

Assessor Parcel Numbers 305-031-007, 305-031-008, and 305-031-009

Eureka Area

Project Description: An application for a Special Permit to authorize reconstruction of a legal nonconforming billboard structure that was damaged in recent winter storms. The billboard was blown down in November 2019 due to severe winds during a storm event, damaging most of the support posts. The project proposes to erect the billboard by reconstruction in its current location.

Reconstruction could involve any or all of the following methods: 1) excavation of all existing posts and replacement in the existing post holes; 2) excavation of some of the existing posts and replacement of all necessary posts, while sistering new posts to any existing posts which could be retained; 3) excavation of the existing posts, and replacement with new posts in the same general location, but not necessarily within the existing post holes. No changes to the height or width of the billboard is proposed. Historical photographs show billboards present in the area as early as 1955, pre-dating zoning regulations. Because the project is located within a portion of the Coastal Zone where the Coastal Commission retains permit authority, the applicant will need to attain a Coastal Development Permit (CDP) or qualify for a CDP exemption from the Coastal Commission. The project involves minimal ground disturbance and is considered exempt from further environmental review pursuant to Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) of the Guidelines to the California Environmental Quality Act (CEQA).

Recommendation: Reopen the public hearing and receive Supplemental Information requested by the Commission at the February 20, 2020 meeting; receive public testimony; close the public hearing; find the project exempt from environmental review pursuant to Sections 15301 and 15302 of the State CEQA Guidelines and make all of the required findings, based on evidence in the staff report and public testimony received, adopt the Resolution approving the Allpoints Outdoor, Inc. Special Permit for reconstruction of the legal nonconforming billboard structure, subject to the recommended conditions.

Attachments: [PLN-2019-16029 Staff Report 5.07.20.pdf](#)
[PC Supplemental #1 5.07.2020.pdf](#)

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. Humboldt County Department of Public Works Coastal Development Permit
Case Number PLN-2019-15881
Assessor Parcel Number State Highway 255 Right of Way
Manila Area

Project Description: A Coastal Development Permit application for Humboldt County Department of Public Works to develop a Class I bike path (also known as shared use path or multi-use trail) along 0.6 miles of Highway 255 corridor in the Manila area. The project includes 150 feet of concrete sidewalk along Pacific Avenue, a crosswalk near the Pacific Avenue/Peninsula Drive intersection, two light standards, and on-site wetland creation. The purpose of the project is to improve safety for non-motorized and motorized travelers in Manila and increase the use of active modes of transportation.

Recommendation: Find the project exempt from environmental review pursuant to Section 15301 of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the County of Humboldt Department of Public Works project subject to the recommended conditions.

Attachments: [PLN-2019-15881 Staff Report.pdf](#)

2. Accessory Dwelling Unit Ordinance

Project Description: To comply with new state requirements, the Coastal Second Residential Unit Ordinance (Section 313-87.1 of Title 3 Division 1 of Humboldt County Code) and the Inland Second and Secondary Dwelling Units Ordinance (Section 314-87.1 of Title 3 Division 1 of Humboldt County Code) is being repealed and replaced by a new Accessory Dwelling Unit Ordinance. The new ordinance includes reduced parking requirements and permitting requirements to encourage construction of Accessory Dwelling Units (ADUs), allowing ADUs to be built as principally permitted structures in all zoning districts that allow single family and multifamily uses, and reducing fees charged for public water and wastewater services for ADUs. The new ordinance goes beyond state requirements by allowing “Tiny Homes” to be used as ADUs, modifying the Alternative Owner Builder (AOB) Regulations (Section 331.5-1 of Title 3 Division 3 of Humboldt County Code) to allow ADUs to be built as AOB units, and adding building codes for Tiny Homes to the building regulations in Section 331.1 of Title 3 Division 3 of Humboldt County Code.

Recommendation: Adopt the Resolution to make all the required findings and recommend the Humboldt County Board of Supervisors find that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code 21080.17 and Section 15282(h) of the State CEQA Guidelines and adopt the proposed ADU ordinance (as modified by the Planning Commission) along with its related zoning code, General Plan and Coastal Plan amendments, and changes to the building code.

Attachments: [PLN-2019-15873 Staff Report.pdf](#)

3. Homestead Collective Weed Company, LLC Special Permits

Record Number: PLN-12237-SP

Assessor's Parcel Number: 217-401-011

5576 Homestead Road, Blocksburg area

Project Description: A Special Permit for 9,000 square feet of existing outdoor cannabis cultivation. Cultivation activities extend from April to October. The applicant projects one cultivation cycle per year. Water for irrigation is sourced from an existing onstream pond and one point of diversion from an unnamed spring. Annual water use is 107,000 gallons. Water storage includes 287,500 gallons in a series of hard-sided tanks and the 252,500-gallon pond. Processing activities including drying, curing, and trimming would occur onsite in an existing structure. Electricity is sourced from generator power that is used to power the residence. The proposed project also includes a Special Permit to allow development within the Streamside Management Area of Basin Creek for a point of diversion and an onstream pond that is utilized for irrigation.

Recommendation: Find the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270 (projects that are disapproved), make the finding that the development does not conform with all applicable standards and requirements of the Humboldt County Code and adopt the Resolution denying the proposed Homestead Collective Weed Company, LLC project.

Attachments: [PLN-12237-SP Staff Report.pdf](#)

4. Sun Ocean West Manufactured Home Park Expansion

Application Number 14268

Case Numbers CUP-18-034, SP-18-040, NOM-18-012

Assessor Parcel Numbers 510-171-039, 040, and 060

1000 and 1010 Murray Road McKinleyville area

Project Description: Proposed expansion of Ocean West Manufactured Home Park. The Lot Merger portion of the proposed project consists of the merging of two vacant parcels (4.5 acre and 0.57-acre) into the 25.33 acre developed manufactured home park resulting in a parcel of 30.4 acres. The merger is to allow for the expansion of the park by 35 units for a total of 160 units. The Conditional Use Permit is required to operate a manufactured home park in the C-1 Neighborhood Commercial zoning district. There is a previously approved Conditional Use Permit (CUP-37-77) for the existing 25.33-acre portion of Ocean West. The Special Permit is required for development within the Streamside Management Area (SMA) protective buffer of Widow White Creek, resulting in temporary and permanent impacts to the riparian habitat and associated wetlands.

Recommendation: Continue the item to a date uncertain to allow the applicant to work out concerns of the residents.

I. DIRECTOR'S REPORT

1. Policy for Applicant Presentations

J. ADJOURNMENT

K. NEXT MEETINGS

MAY 21, 2020

Persons wishing to file documentation on any agenda item for the official record can email planningclerk@co.humboldt.ca.us and must include your name and the agenda item number(s). If you do not have access to email, a voice mail may be left at 707-445-7541.

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Department at 707-445-7541 or by email planningclerk@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us