

PLANNING COMMISSION

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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, May 21, 2020

6:00 PM

Regular Meeting - Virtual

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.

NOTE: In accordance with Executive Order N-29-20 the May 7, 2020 Planning Commission meeting will be held virtually.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

Listen or Watch the live stream of the Planning Commission Meeting in two ways:

1. You may access the live stream of the meeting by using the following link:

<https://zoom.us/j/95036273487> Password: 200525

2. Call in via telephone at 346 248-7799, enter meeting id 950-3627-3487, Password: 200525

3. Or while watching Access Humboldt

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

Participate in the public comment period of the meeting in the following two ways:

Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic.

If you encounter any issues, please use the call-in option below.

Via phone call using cellphone or landline:

When the Planning Commission begins to discuss 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 950-3627-3487, Password: 200525 and press star 9 on your phone to raise your hand. When you are called upon to speak you will be prompted to unmute your mic.

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 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](#)

2. 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 for approval - Updated.pdf](#)

F. ITEMS PULLED FROM CONSENT

G. 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. 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](#)
[PC Supplemental 1 5.21.2020.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](#)

I. DIRECTOR'S REPORT

1. Policy for Applicant Presentations

H. ADJOURNMENT

I. NEXT MEETINGS

Persons wishing to file documentation on any agenda item for the official record must submit an original and fourteen (14) copies of each document to the Planning Commission Clerk, 3015 H Street in Eureka.

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 Commission Clerk 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