

PLANNING COMMISSION

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



COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

**PLANNING COMMISSION
COUNTY OF HUMBOLDT**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

ACTION SUMMARY

Thursday, June 21, 2018

6:00 PM

Special Meeting

Notice Regarding Public Comment:

CALL TO ORDER / SALUTE TO FLAG

Chair Morris called the meeting to order at 6:00 p.m.

COMMISSIONERS PRESENT

Present 5 - Commissioner Robert E. Morris, Commissioner David Edmonds, Commissioner Alan Bongio, Commissioner Noah Levy, and Commissioner Ben Shepherd
Absent 1 - Commissioner Brian Mitchell

AGENDA MODIFICATIONS

APPROVAL OF ACTION SUMMARY

Review and approval of the March 15, 2018 Planning Commission Action Summary.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that the March 15, 2018 Action Summary be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

Review and approval of the April 5, 2018 Planning Commission Action Summary.

A motion was made by Commissioner Levy, seconded by Commissioner Shepherd, that the April 5, 2018 Action Summary be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Morris, Commissioner Edmonds, Commissioner Levy, and Commissioner Shepherd

Abstain: 1 - Commissioner Bongio

Review and approval of the April 19, 2018 Planning Commission Action Summary.

A motion was made by Commissioner Levy, seconded by Commissioner Bongio, that the April 19, 2018 Action Summary be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

Review and approval of the May 17, 2018 Planning Commission Action Summary.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that the May 17, 2018 Action Summary be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

Abstain: 1 - Commissioner Morris

PUBLIC COMMENTS

CONSENT AGENDA

1 Talking Trees Farms - Conditional Use Permit and Special Permit

Application Number: 11701

Case Numbers: CUP-16-349/SP-18-067

Assessor's Parcel Number (APN): 522-174-005

Willow Creek area

A Conditional Use Permit (CUP) to allow 24,000 square feet (SF) of existing outdoor medical cannabis cultivation. Processing is proposed on site and there will be an average of 6 employees. Power will be supplied initially by a 45-kilowatt (kW) ultra-silent MQ diesel generator and the applicant intends to begin the permitting process for a 20-kw solar system upon approval of this CUP. Water is provided by wells and a rainwater catchment pond. The total available water storage on the project site will be approximately 2,042,650 gallons stored in tanks and a large pond. Water use will vary throughout the year with peak usage occurring during summer months and would total approximately 108,000 gallons annually. Domestic water will be provided by the existing permitted wells. Wastewater will include an additional permit to build a secondary septic system with an ADA compliant bathroom outside the metal buildings. A Special Permit is required for a setback reduction to public lands.

A motion by Commissioner Levy and seconded by Commissioner Bongio to continue the Talking Trees Farms application to a date uncertain. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

2 Viltrakis - Lot Line Adjustment and Zone Boundary Adjustment

Application Number: 13907

Case Numbers: LLA-17-027, ZBA-17-002

Assessor's Parcel Numbers (APN): 206-081-001, 206-091-046, 206-101-003, 206-101-030

335 Wilder Road, Carlotta Area

A Lot Line Adjustment (LLA) between two parcels of approximately 5 acres and 656 acres resulting in two parcels of approximately 6.2 acres and 654.8 acres. The smaller parcel is developed with a residence and accessory structures and the larger parcel is vacant and utilized for timber production. The purpose of the LLA is to add a flat open area not utilized for timber production to the smaller parcel. A Zone Boundary Adjustment is also included to move the zone boundary to the new property line.

A motion was made by Commissioner Levy, seconded by Commissioner Bongio, to recommend for approval the Viltrakis application. The motion carried by the following roll call vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

3 Cables - Parcel Map Subdivision and Lot Line Adjustment

Application Number: 13616

Case Numbers: PMS-17-012, LLA-18-010

Assessor Parcel Numbers (APN): 301-052-002, 301-052-012, 301-052-035

4629 Union Street, Eureka Area

A Lot Line Adjustment (LLA) between two parcels resulting in two parcels of 0.62 acres and 3.77 acres. The purpose of the LLA is to remedy a structure that crosses a property line. The smaller parcel adjusted by the LLA is developed with four residences. The larger parcel is developed with five existing residences and will be divided into three parcels. Parcel 1 will be 12,237 square feet in size, vacant and suitable for residential development. Parcel 2 will be 26,793 square feet in size and will contain four existing residences. Parcel 3 will be 125,721 square feet in size and contain one existing residence. All parcels are or will be served with community water and sewer provided by the Humboldt Community Services District.

A motion was made by Commissioner Levy, seconded by Commissioner Bongio, to approve the Cables application. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

CONTINUED PUBLIC HEARINGS**4 EcoMeds - Conditional Use Permit**

Application Number: 10706

Case Number: CUP 17-003

Assessor's Parcel Number (APN): 223-111-004

Garberville area

A Conditional Use Permit (CUP 17-003) to permit an existing 18,000 square foot (sf) commercial medical cannabis cultivation site, consisting of approximately 15,600 sf of outdoor and 2,400 sf of mixed-light cultivation. Irrigation water is from a rain water catchment system and stored in bladders totaling 120,000 gallons. Projected water use is approximately 87,500 gallons per year. An average of 2 employees will be engaged in cultivation activities on-site and up to 4 employees will be employed during harvest operations. Processing will occur at an off-site commercial processing center in Redway.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that the EcoMeds application be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Morris, Commissioner Edmonds, Commissioner Levy, and Commissioner Shepherd

Nay: 1 - Commissioner Bongio

PUBLIC HEARINGS

5 Mateel Community Center - Conditional Use Permit & Special Permit Modification and Annual Report Review

Application Number: 13980

Case Numbers: CUP-12-017MM, SP-12-030MM, MON 18-001

Assessor's Parcel Number (APN): 033-271-005

Cooks Valley area

Modification to the approved Conditional Use Permit and Special Permit for the Reggae on the River music festival to allow the festival to occur for an additional five years from 2018 through 2022. The Planning Commission will also be reviewing the Annual Report for the 2017 event. The applicant proposes no increase in attendance levels. Attendance for the 2018 event will be limited to 6,500 ticket holders and 2,500 staff, performers and others, the same as for the previous events. The same traffic control measures are proposed along Highway 101 as in previous years. The event will be held from Thursday through Sunday over the first weekend of August, 2018. As with previous events, a temporary flat-car bridge is proposed to be placed across the South Fork of the Eel River to provide access for vehicles and pedestrians. A Special Permit is required to place the bridge within the Streamside Management Area. The parcel is served by on-site water which may be supplemented by water supplied by nearby community service districts. The Post Event Monitoring Report identifies no issues with the 2017 event and proposes no changes to the project. Sewage disposal for the event will be provided by portable toilets and an on-site Gray-water system.

Meeting went into Recess

Meeting Reconvened

A motion was made by Commissioner Edmonds, seconded by Commissioner Levy, that the Mateel Community Center application be approved with added conditions. The motion carried by the following vote:

Aye: 4 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, and
Commissioner Levy

Nay: 1 - Commissioner Shepherd

- 6 George Lewis - Parcel Map Subdivision
Application Number: 13900
Case Number: PMS-17-017
Assessor Parcel Number (APN): 511-031-036
1161 Gassaway Road, McKinleyville

A Minor Subdivision of an approximately 21,977 square foot parcel into two parcels of approximately 10,110 square feet (net) and 7,420 square feet (net) in size. The parcel is currently developed with a single family residence which will remain on proposed Parcel 1. Pursuant to County Code Section 325-9, the applicant has submitted an exception request for a reduced right of way width for Hazel Avenue. The parcel is currently served with water and sewer by the McKinleyville Community Services District. Note: this project was approved under PMS-14-011, however, that approval has expired.

A motion was made by Commissioner Levy, seconded by Commissioner Shepherd, that the Lewis application be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

- 7 Kramer Properties - General Plan Amendment, Zone Reclassification Coastal Development Permit and Notice of Merger
Application Number: 13974
Case Numbers: GPA-18-001, ZR-18-001, CDP-18-001, NOM 18-005
Assessor Parcel Numbers (APN): 016-152-020, 016-152-021, 016-152-022, and 016-222-001
Myrtletown area

This project proposes to rezone four adjacent parcels in the Myrtletown area, northeast of the City of Eureka, just inside the Coastal Zone boundary, in order to accommodate a multi-family housing development called the Garden Apartments. The project involves: (1) a General Plan Amendment to change the designation of approximately 2.2 acres from CG (Commercial General) to RM (Residential Medium Density) with a density range of eight to thirty dwelling units per acre; (2) a rezone of said lands from CG (Commercial General) to RM (Residential Multifamily); (3) a Coastal Development Permit to construct the proposed 66 multifamily units and (4) a merger of the four properties together. The project is served by a paved County Road (Hubbard Lane), and public water and wastewater systems.

A motion was made by Commissioner Edmonds, seconded by Commissioner Shepherd, to recommend approval of the Kramer Properties application. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

ADJOURNMENT

Chair Morris adjourned the meeting at 8:57 p.m.

NEXT MEETINGS

July 19, 2018

August 2, 2018

I, SUZANNE LIPPRE, Planning Commission Clerk, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct original record of the above entitled meeting of the Humboldt County Planning Commission held in Eureka, California.

SUZANNE LIPPRE

Planning Commission Clerk of the County of Humboldt, State of California.