

PLANNING COMMISSION

Alan Bongio
First District - Vice-Chair
Robert Morris
Second District - Chair
Noah Levy
Third District
Mike L Newman
Fourth District
Peggy O'Neill
Fifth District
Brian Mitchell
At-Large
Melanie McCavour
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, January 24, 2019

6:00 PM

Regular Meeting

Notice Regarding Public Comment:

A. CALL TO ORDER / SALUTE TO FLAG

Commissioner Robert Morris called the meeting to order at 6:02 p.m.

B. COMMISSIONERS PRESENT

Present : 6 - Commissioner Robert Morris, Commissioner Alan Bongio, Commissioner Brian Mitchell, Commissioner Mike L Newman, Commissioner Melanie McCavour and Commissioner Peggy O'Neill

Absent : 1 - Commissioner Noah Levy

C. AGENDA MODIFICATIONS

Supplemental information submitted for items #4, 7, and 8.

D. APPROVAL OF ACTION SUMMARY

1. Approval of the Action Summary - Meeting of September 20, 2018

A motion was made by Commissioner Mitchell, seconded by Commissioner Bongio, that this Minutes be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Bongio, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

Abstain: 1 - Commissioner Mitchell

2. Approval of Action Summary - Meeting of November 1, 2018.

A motion was made by Commissioner Mitchell, seconded by Commissioner Bongio, that this Minutes be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

3. Action Summary for approval - Meeting of December 13, 2018

A motion was made by Commissioner Mitchell, seconded by Commissioner Bongio, that this Minutes be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

E. PUBLIC COMMENTS

F. CONSENT AGENDA

1. G-Verde LLC, Conditional Use Permit and Special Permit

Application Number: 12335

Case Numbers: CUP-17-041 and SP-16-486

Assessor's Parcel Number: 216-023-017

New Harris area

A Conditional Use Permit for an existing 13,867 square feet (SF) outdoor cannabis cultivation and a Special Permit for a water diversion and removal of cultivation and associated infrastructure from a Streamside Management Area. Water is provided by an on-site well and a diversion from an on-stream pond.

A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the G-Verde project be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

2. Sky High Humboldt, LLC
Application Number: 11921
Case Number: CUP16-450
Assessor's Parcel Number: 223-271-006
Garberville area

A Conditional Use Permit for an existing 10,260-square-foot outdoor and 1,730-square-foot of existing mixed light cannabis cultivation. Cultivation activities extend from March to November. Water for irrigation is sourced from rainwater. Water storage consists of 82,500 gallons of available water storage in a series of hard-sided tanks on the subject parcel and adjacent APN 223-271-002.

A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the Sky High Humboldt project be continued to the February 7, 2019 meeting of the Planning Commission. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

3. 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.

A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the Serendipity Collective project be continued to the February 21, 2019. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

4. Ganjier Farms Coop., Inc., Conditional Use Permit
Application Number: 10726
Case Number: CUP16-059
Assessor's Parcel Number (APN): 212-044-009
4199 Bear Butte Road, Miranda area

A Conditional Use Permit (CUP) for 18,000 sf of existing outdoor commercial cannabis cultivation. Cultivation activities extend from June to November. There will be two harvests annually. Annual water use is 655,000 gallons. Water for irrigation is provided by an existing well. There is 26,000 gallons of water storage and the applicant is proposing to add 37,000 gallons of additional storage. Processing activities will occur at an off-site permitted processing facility.

A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the

Ganjier Farms Coop. project be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

5. DePeel Parcel Map Subdivision Extension
Application Number 14304
Case Number PMS-15-003X
Assessor Parcel Number (APN) 312-131-017
Blue Lake area

A two-year extension of a Parcel Map Subdivision (PMS-15-003) originally approved August 4, 2016. The project consisted of a Parcel Map subdivision to divide an approximately 2.55 acre parcel into two parcels of approximately 1.0 and 1.55 acres each. The parcel is currently developed with two single family residences which will each be sited on their own parcels. The parcels are served with community water provided by the City of Blue Lake and on-site wastewater treatment systems. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on August 16, 2020.

A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the DePeel project be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

6. Christie Parcel Map Subdivision and Special Permit Extension
Case Number PLN-2018-15043
Assessor Parcel Number (APN) 512-171-027
Fieldbrook area

A two-year extension of a Parcel Map Subdivision and Special Permit (PMS-15-007, SP-15-053) originally approved October 6, 2016. The project consisted of a Parcel Map subdivision to divide an approximately 11.52 acre parcel into two parcels of approximately 8.26 acres and 3.26 acres each. The parcel is currently developed with a single family residence and garage that will remain on proposed Parcel 1. A Special Permit is requested to utilize Lot Size Modification pursuant to Section 314-99.1.2 of the Zoning Regulations to deviate from the five-acre minimum for the resultant 3.26 acre parcel. The parcels will be served with community water provided by the Fieldbrook Community Services District and on-site wastewater treatment systems. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on October 22, 2020.

A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the Christie project be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

7. Moser Final Map Subdivision
Application Number 14262

Case Number FMS-18-003

Assessor Parcel Numbers 511-461-015, 511-461-016

McKinleyville area

A Final Map Subdivision for the creation of 12 commercial lots within the Airport Business Park. The lots will be created from the two Remainder Parcels from the original subdivision and range in size between 30,310 and 61,230 square feet. The parcels will be served by community water and sewer.

Note: This Final Map Subdivision and Mitigated Negative Declaration was previously approved and certified by the Planning Commission on June 7, 2007 under FMS-05-10, SCH# 2007052016.

Subsequently, the tentative map expired and this is the reapplication of the same map to which there have been no changes in the design of the map or any conditions of approval for this project.

Approved with revised COA's

A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the Moser project be approved with revised conditions. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

8. Hornstein Final Map Subdivision and Lot Line Adjustment

Application Number 11586

Case Numbers FMS-16-006, LLA-16-030

Assessor Parcel Numbers (APNs) 500-091-047, 500-091-052

Arcata area

A Final Map subdivision of an approximately 85 acre parcel (APN 500-091-047) into three parcels of approximately 12 acres (Parcel 1), 10.5 acres (Parcel 2) and 51 acres (Parcel 3). A Lot Line Adjustment will add approximately 0.08 acres to proposed Parcel 1 from a neighboring parcel (APN 500-091-052). After the Lot Line Adjustment, APN 500-091-052 will be approximately 5.18 acres in size. APN 500-091-047 is developed with a single family residence which will remain on proposed Parcel 3. APN 500-091-052 is currently vacant. The parcels will be served by a shared water system and on-site wastewater treatment systems.

Meeting went into Recess

Meeting Reconvened

A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the Hornstein project be approved with revised conditions. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

G. DEPARTMENTAL REPORT

1. Sea Level Rise Policy Background Study - Planning Commission Workshop

H. ADJOURNMENT

Commissoner Morris adjourned the meeting at 8:35 p.m.

February 7 2019

February 21 2019