



**PLANNING COMMISSION**

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Fifth District  
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Brian Mitchell  
At-Large  
Melanie McCavour

**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, May 21, 2020**

**6:00 PM**

**Regular Meeting - Virtual**

**A. CALL TO ORDER / SALUTE TO FLAG**

*Chair Bongio called the meeting to order at 6:01 p.m.*

**B. COMMISSIONERS PRESENT**

Present : 6 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Brian Mitchell,  
Commissioner Mike L Newman, Commissioner Melanie McCavour and Commissioner  
Peggy O'Neill  
Absent : 1 - Commissioner Ronnie Pellegrini

**C. AGENDA MODIFICATIONS**

**D. PUBLIC COMMENTS**

**E. CONSENT AGENDA**

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

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the January 9, 2020 Action Summary be approved. The motion carried by the following vote:*

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

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

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the March 05, 2020 Action Summary be approved. The motion carried by the following vote:*

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

## **F. ITEMS PULLED FROM CONSENT**

## **G. PUBLIC HEARINGS**

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.

*A motion was made by Commissioner O'Neill, seconded by Commissioner Levy, that the Homestead Collective Weed Company, LLC Special Permits item be denied. The motion failed by the following vote:*

2 - Ayes: Commissioners O'Neill and Bongio

4 - Nays: Commissioners Mitchell, Levy, Newman, McCavour

*A motion was made by Commissioner Levy, seconded by Commissioner Newman, that the Homestead Collective Weed Company item be continued to a date uncertain, no later than September 15, 2020. The motion carried by the following vote:*

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

## 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.

*A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the Accessory Dwelling Unit Ordinance item be continued to June 4, 2020. The motion carried by the following vote:*

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

## I. DIRECTOR'S REPORT

### 1. Policy for Applicant Presentations

*No discussion.*

## H. ADJOURNMENT

*Chair Bongio adjourned the meeting to order at 9:28 p.m.*

## I. NEXT MEETINGS

*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](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us)*