

**PLANNING COMMISSION**

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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 7, 2020**

**6:00 PM**

**Regular Meeting**

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***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***

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

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

*Chair Bongio called the meeting to order at 6:00 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

**C. AGENDA MODIFICATIONS**

*Item E-10: Request to remove from consent.*

*Item G-1: Supplemental information #2 provided along with additional public comment*

*Item H-1: Supplemental information #1 provided*

**D. PUBLIC COMMENTS****E. CONSENT AGENDA**

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

*The review and approval of the September 19, 2019 Action Summary be postponed to May 21, 2020, if not previously approved on January 9, 2020.*

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

*The review and approval of the January 9, 2020 Action Summary be postponed to May 21, 2020.*

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

*The review and approval of the March 5, 2020 Action Summary be postponed to May 21, 2020.*

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.

*A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Parkinson Parcel Map Subdivision 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

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.

*A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Derek and Jeanette Ford Parcel Map Subdivision Extension 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

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.

***A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Hooven Trust Zone Reclassification be recommended for approval. The motion carried by the following vote:***

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

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.

***A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Sunny Slope Ranch, LLC, Conditional Use Permit 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

**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.

***A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Redwoods Rural Health Center General Plan Amendment & Zone Reclassification be recommended for approval. The motion carried by the following vote:***

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

**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.

***A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Benbow Valley Farms Conditional Use Permit and Special Permit 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

**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.

*A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Lucchesi Lot Line Adjustment and Zone Boundary Adjustment be recommended for approval.*

*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**

**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.

*A motion was made by Commissioner Newman, seconded by Commissioner McCavour, that the Skyline Farms, LLC, Conditional Use Permit 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

**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).

*Meeting went into Recess*

*Meeting Reconvened*

***A motion was made by Commissioner Newman, seconded by Commissioner Bongio, that the Allpoints Outdoor, Inc. Special Permit be approved. The motion failed by the following vote:***

***Aye: 2 - Commissioners Newman and Bongio***

***Nay: 4 - Commissioners Mitchell, Levy, McCavour and O'Neill.***

***A motion was made by Commissioner Levy, seconded by Commissioner O'Neill, that the Allpoints Outdoor, Inc. Special Permit be denied. The motion carried by the following vote:***

**Aye:** 4 - Commissioner Levy, Commissioner Mitchell, Commissioner McCavour and Commissioner O'Neill

**Nay:** 2 - Commissioner Bongio and Commissioner Newman

## **H. PUBLIC HEARINGS**

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.

***A motion was made by Commissioner Newman, seconded by Commissioner Mitchell, that the Humboldt County Department of Public Works Coastal Development Permit 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. 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 Newman, seconded by Commissioner McCavour, that the Accessory Dwelling Unit Ordinance Item be continued to May 21, 2020. The motion carried by the following vote:***

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

**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.

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Homestead Collective Weed Company, LLC Special Permits be continued to May 21, 2020. The motion carried by the following vote:***

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

**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.

***The Sun Ocean West Manufactured Home Park Expansion project is continued to a date uncertain.***

**I. DIRECTOR'S REPORT****1. Policy for Applicant Presentations**



**J. ADJOURNMENT**

*Chair Bongio adjourned the meeting at 9:32 p.m.*

**K. NEXT MEETINGS**

*Persons wishing to file documentation on any agenda item for the official record can email [planningclerk@co.humboldt.ca.us](mailto: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](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)*